

DEPARTMENT OF PLANNING  
STAFF REPORT

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**PLANNING COMMISSION PUBLIC HEARING**

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**DATE OF HEARING: January 26, 2010**  
**SPEX 2010-0026, Winnie-the-Pooh Preschool**  
**ELECTION DISTRICT: Dulles DECISION DEADLINE: February 23, 2010**  
**PROJECT MANAGER: Judi Birkitt DIRECTOR: Julie Pastor, AICP**

**EXECUTIVE SUMMARY**

Winnie-the-Pooh Preschool (WTPP) of Ashburn, Virginia, has submitted a special exception application to reestablish a "Child Day Care Center, pursuant to Section 5-609" (preschool) in the R-1 (Single Family Residential) zoning district on the Mount Hope Baptist Church property. The subject property is situated on the west side of Belmont Ridge Road (Route 659), west of the Village of Waxpool, and east of the Beaverdam Creek Reservoir. The subject property is located on the western edge of the Suburban Policy Area within the Ashburn Community.

The preschool's previously approved special exception (SPEX 2000-0017 as amended by SPEX 2002-0011 and SPEX 2005-0025) expired on November 16, 2010, when the preschool did not connect to public sewer as required by a condition of their special exception approval. The Board of Supervisors approved Mount Hope Baptist Church's request for an expanded pump and haul septic system on October 7, 2008. The church's request accounted for the preschool. However, the approval did not technically relieve the preschool from complying with a condition of its special exception approval requiring central sewer connection. The purpose of this application is to reestablish the Child Day Care Center special exception use.

**RECOMMENDATION**

Staff supports the Special Exception for a Child Day Care Center, pursuant to Section 5-609 (preschool). Staff notes that the Revised General Plan encourages public sewer connection within the Suburban Policy Area. However, in this case, the Board of Supervisors has approved expanded permanent pump and haul to serve both the church and preschool use, and a system has been installed to accommodate both uses on the subject property. Consistent with the Board's action on the Mount Hope Baptist Church special exception, Staff recommends not imposing a condition requiring the preschool to connect to central sewer.

## **SUGGESTED MOTIONS**

1. I move that the Planning Commission forward SPEX 2010-0026, Winnie-the-Pooh Preschool, to the Board of Supervisors with a recommendation of Approval, subject to the Conditions of Approval dated January 5, 2011 and with the Findings in the January 26, 2011 staff report.

OR,

2. I move that the Planning Commission forward SPEX 2010-0026, Winnie-the-Pooh Preschool, to a work session for further review.

OR,

3. I move that the Planning Commission forward SPEX 2010-0026, Winnie-the-Pooh Preschool, to the Board of Supervisors, with a recommendation of Denial based on the Findings below:

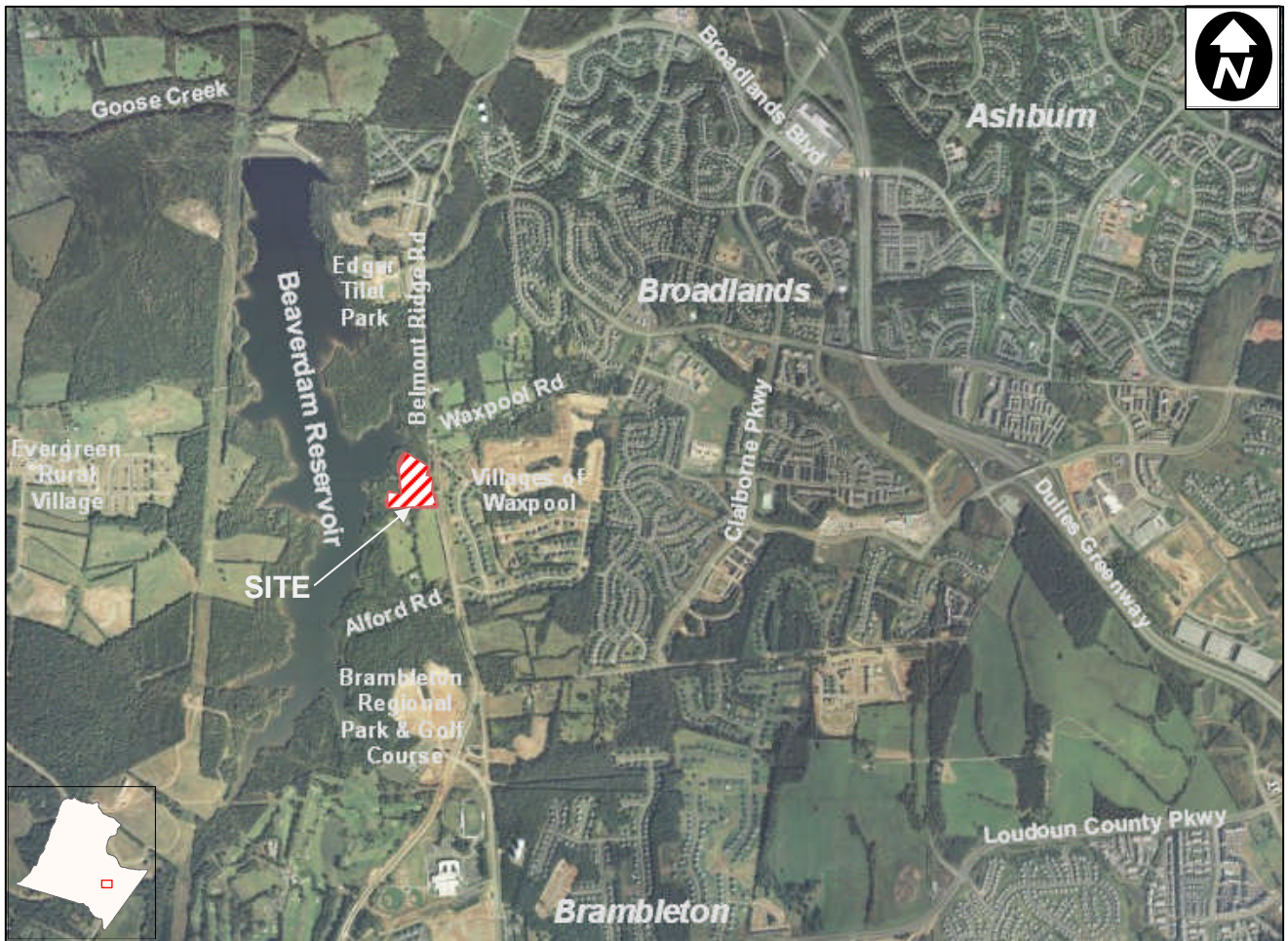
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## VICINITY MAP



**Directions:** From Leesburg, proceed east on Route 7 to Belmont Ridge Road (Route 659). Turn right onto Belmont Ridge Road. The site is on the right, beyond Waxpool Road.

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Graphic 1. Existing Historic Sanctuary



Source: Staff photo.

## I. APPLICATION INFORMATION

**APPLICANT:** Winnie-the-Pooh Preschool  
Angelee Marques, President  
42507 Mount Hope Road  
Ashburn VA 20148  
703-862-2342  
[angeleemarques@yahoo.com](mailto:angeleemarques@yahoo.com)

**REPRESENTATIVE:** Winnie-the-Pooh Preschool  
Angelee Marques, President  
42507 Mount Hope Road  
Ashburn VA 20148  
703-862-2342  
[angeleemarques@yahoo.com](mailto:angeleemarques@yahoo.com)

**REQUEST:** Special Exception for a Child Day Care Center

**LOCATION:** West side of Belmont Ridge Road (Route 659), south of Waxpool Road, at 42507 Mount Hope Road, Ashburn

**TAX MAP/PARCEL#:** /78////////13/ #156-15-9668

**ZONING:** R-1 (Single Family Residential)

**ACREAGE:** 9.92 acres

### SURROUNDING ZONING/LAND USES:

	<b>ZONING</b>	<b>PRESENT LAND USES</b>
<b>NORTH</b>	R-1 (Single Family Residential) TR-10 (Transitional Residential)	Undeveloped and Beaverdam Reservoir (City of Fairfax)
<b>SOUTH</b>	R-1 (Single Family Residential)	Residential/Telecom Facility
<b>EAST</b>	R-1 (Single Family Residential)	Residential (Village of Waxpool)
<b>WEST</b>	TR-10 (Transitional Residential)	Beaverdam Reservoir (City of Fairfax)

## II. SUMMARY OF DISCUSSION

TOPIC/ISSUE AREA	ISSUES EXAMINED AND STATUS
Comprehensive Plan	<ul style="list-style-type: none"> <li>Consistency with the land use policies of the <u>Revised General Plan (RGP)</u> for Residential Neighborhoods. Status: No issues - use is consistent with RGP.</li> <li>Consistency with the RGP General Wastewater Policies. Status: Resolved. Policies do not support pump and haul in the Suburban Policy Area. However, the Board has approved a pump and haul system for the property.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>Compliance with the Additional Regulations of Section 5-609 relative to outdoor play area, designated parking, drop off/pick up areas, and safe vehicular circulation. Status: Resolved – clarified in applicant's referral response.</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>No issues – No new construction or land disturbing activity associated with the preschool.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>Adequacy of road network. Status: No issues - the existing road network is adequate to serve the preschool use.</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>Public sewer connection. Status: Resolved. The BOS approved pump and haul for the church until public sewer is within 300' or prior to constructing the sanctuary.</li> <li>Public water connection. Status: No issues - Central water serves the property.</li> </ul>
Fire & Rescue	<ul style="list-style-type: none"> <li>Fire and rescue contribution. Status: No issues – With the Mount Hope Baptist Church SPEX, the church agreed to provide a 1-time contribution of \$0.10 per gross square foot to the primary volunteer fire and rescue agencies.</li> </ul>

Policy or Ordinance Sections Subject to Application
<u>Revised General Plan</u> Chapter 2: Planning Approach/Infrastructure/General Water and Wastewater Policies.
Chapter 6: Suburban Policy Area/Land Use Categories/A. Residential.
<u>Revised Countywide Transportation Plan</u> Chapter 2: County Road Network/III. Road Network Concepts and Policies/B.1./Suburban Policy Area Roads/a. Ashburn Community.
<u>Revised 1993 Zoning Ordinance</u> Section 5-609, Special Regulations for a Child Day Care. Section 6-1310, Special Exception Criteria for Consideration.
<u>Bicycle and Pedestrian Mobility Master Plan</u> Table 4-1: Bicycle and Pedestrian Facility Selection Guidelines.

### III. FINDINGS

1. The proposed Special Exception for a Child Day Care Center is consistent with the land use policies of the Revised General Plan (RGP) for Residential Neighborhoods.
2. The General Wastewater Policies of the Revised General Plan (RGP) encourage central sewer connection within the Suburban Policy Area. However, in this particular case, the Board of Supervisors has separately approved a permanent pump and haul septic system for the subject property to meet the sanitary sewer needs of both the Church and the Child Day Care Center.
3. The existing road network is adequate to serve the Child Day Care Center, consistent with the Revised Countywide Transportation Plan (2010 CTP).
4. The proposed Special Exception complies with the applicable requirements of the Revised 1993 Zoning Ordinance.
5. Extending central sewer to the property would require approximately 399 feet of sewer line. As such, the Mount Hope Baptist Church is in compliance with the pump and haul condition of approval requiring central sewer connection when it is available within 300 feet of the property.

### IV. CONDITIONS OF APPROVAL (January 5, 2010)

1. Substantial Conformance. The development of the Special Exception Use, a Child Day Care Center, pursuant to Section 5-609, in the R-1 (Low Density Residential) zoning district, shall be in substantial conformance with these conditions. Approval of this application for Tax Map # /78////////13/ (PIN #153-35-5865) (the "Property") shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement. As used in these conditions, the term "Applicant" includes the lessee and owner of the Property subject to this Special Exception approval, its successors, and parties developing, establishing or operating the approved Special Exception Use.
2. One portable classroom with a floor area of no more than 550 square feet may be used on the site.
3. The portable classroom shall not damage or require the removal of existing trees.
4. The Child Day Care Center, portable classroom and outdoor play area shall adhere to all requirements of the County Zoning Ordinance including a perimeter fence around the outdoor play area provided that a perimeter buffer modification may be requested of

the Zoning Administrator where existing vegetation may substitute for the required buffer planting.

5. Hours of Operation. The Child Day Care Center shall operate within the hours of 9:00 AM and 3:30 PM, Monday through Friday.
6. Easternmost Site Entrance. The existing entrance to the church property adjoining the intersection of Mt. Hope Road and Route 659 shall be closed by chain, fence or other blockade during school hours and shall not be used as access to the preschool.
7. Number of Students. No more than 30 students may be on the premises at one time.

## **V. PROJECT REVIEW**

### **A. CONTEXT**

#### Background

Winnie-the-Pooh Preschool (WTTP) has operated a preschool on the Mount Hope Baptist Church property since 2000, under its own separate Special Exception (SPEX 2000-0017). The original special exception conditions were amended twice with SPEX 2002-0011 (approved July 22, 2002) and SPEX 2005-0025 (approved October 5, 2005). SPEX 2002-0011 extended the deadline for connecting to public water and sewer.

The church connected to public water in 2003 and planned to connect to central sewer when Belmont Overlook (ZMAP 2005-0024) developed on the property to the south. SPEX 2005-0025 extended the deadline for connection to public sewer and allowed the Zoning Administrator to further extend the deadline if delays to approval of other development applications caused a reasonable delay to the extension of central sewer to the site. The Zoning Administrator granted such an extension until November 2009. Following the denial of the Belmont Overlook application, the Zoning Administrator granted a final one-year extension to either complete the connection or to obtain a new special exception without the sewer connection condition. Doing neither, on November 16, 2010, the special exception expired.

#### Existing Conditions

The 9.92-acre subject property is located on the west side of Belmont Ridge Road (Route 659), south of Waxpool Road (Route 625), and on both the north and south sides of Mount Hope Road. The subject property contains an existing 2,283 square-foot historic building (1899) with a 150-seat sanctuary, an existing 1,747 square-foot rear addition (1962) that includes class room space for the preschool and the church, one 538-square foot portable building used by the preschool, and an outdoor play area used by the preschool and the church.



## Graphic 2. Existing Preschool Facilities



Source: Bing maps.

The Board approved a special exception for a phased church expansion (SPEX 2007-0036, approved on 10-13-09). At full build-out, the expansion will include a 600-seat sanctuary, a 6,150 square-foot multi-purpose building, a 6,750 square-foot class room building for Sunday school and preschool classes (to replace the 1962 addition, which will be demolished), plus a 6,000 square-foot building for meetings and church gatherings on the north side of Mount Hope Road. The portable building that the preschool currently uses will be removed upon completion of the new class room building.

Since approval of the church expansion special exception, Mount Hope Baptist Church has submitted a site plan (STPL 2010-0005) for Phase 1 of the church expansion; it is currently under review. The County has also administratively approved the church's request to consolidate the property into one parcel (BLAD 2010-2014, approved on October 20, 2010). On August 19, 2010, the Transportation and Land Use Committee of the Board of Supervisors granted WTTP a waiver of the application fee (\$5,955) for the subject special exception application for a preschool.

### Surrounding Properties and Road Network

The subject property is bordered on the west by the Beaverdam Creek Reservoir, owned by the City of Fairfax. The Village of Waxpool, a single-family detached residential community, is located east of the subject property. To the south is an undeveloped parcel except for an existing 296-foot lattice telecommunications facility (Alford Tower). The Brambleton Regional Park and Golf Course is located further south. Broadlands is located further north of Mount Hope Baptist Church on the east side of Belmont Ridge Road.

Access is provided to the subject property via Mount Hope Road (Route 625) from Belmont Ridge Road (Route 659). Mount Hope Road is a local undivided roadway, approximately 14-16 feet wide along the site frontage; it transitions to an unpaved road west of the site and terminates at the Beaverdam Creek Reservoir. Belmont Ridge Road is a two-lane local access undivided urban collector between Broadlands Boulevard and the location of the future intersection with Croson Lane (Route 645). There are no separate turn lanes on Belmont Ridge Road (Route 659) at Mt. Hope Road.

### Request

The preschool proposes to continue to occupy the Mount Hope Baptist Church property within its existing and future buildings and grounds. Different days and hours of operation enable the preschool and the church to share class rooms, as well as the outdoor play area, kitchen, and restroom facilities. According to the Statement of Justifications for the Mount Hope Baptist Church and Winnie-the-Pooh applications, the church uses the property for Sunday school and church gatherings on Sunday's from 8:00 a.m. until 9:30 p.m. and on Wednesday's from 7:00 p.m. to 9:30 p.m. The preschool uses the property Monday through Friday from 9:00 a.m. to 3:10 p.m.

Other details of the preschool use follow:

- Average number of children enrolled: 90 with no more than 30 on site at one time
- Age of children: 2½ to 5
- Sessions: mornings from 9:00 a.m. to 11:00 a.m. and afternoons from 12:30 p.m. to 3:10 p.m., with options of 2 , 3 or 4 days per week
- Number of paid employees: 3 teachers and 1 administrator
- Number of class rooms: 3 total with 2 in the 1962 brick addition and 1 in the portable building (the portable building is self-sustaining with its own restroom that is connected to the property's septic system)
- Class size: 10 students per class
- Floor area occupied – 1,012 square feet (312 and 300 square feet within the 1962 brick addition and 400 square feet within the portable building)

The above details are consistent with the previous special exception approvals for this preschool use. The Applicant is not seeking to alter the previously approved special exception, with the exception of removing the requirement to connect to central sewer. Also, this special exception approval would allow for the preschool to occupy the future expanded church facilities, once the 1962 brick addition is demolished and the portable building is removed.

## **B. SUMMARY OF OUTSTANDING ISSUES**

This application has no outstanding issues.

## **C. OVERALL ANALYSIS**

### **COMPREHENSIVE PLAN**

#### **Land Use**

Staff finds that the general land use policies of the Revised General Plan (RGP) for residential neighborhoods support the reestablishment of the preschool use on the subject site. The subject property is governed by the policies of the Revised General Plan (RGP), the Revised Countywide Transportation Plan (2010 CTP), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan). The subject property is located on the western edge of the Suburban Policy Area in an area designated for residential uses by the RGP. The RGP envisions that public and civic uses such as churches will serve as focal points in residential neighborhoods. The RGP also supports a variety of neighborhood-serving businesses and personal services uses, such as the existing preschool/day care use, to provide a mix of amenities to allow residents the opportunity to live, work, recreate and shop within their communities.

#### **Wastewater**

The Revised General Plan's General Wastewater Policies discourages permanent pump and haul operations within the Suburban Policy Area for new development or for expanding an existing use. The General Wastewater Policies specify that within the Suburban Policy Area permanent pump and haul operations should only serve existing non-residential uses if there is a demonstrated health risk associated with the existing on-site treatment facility and the use is a permitted use as identified by the Zoning Ordinance. However, in this circumstance, the Board of Supervisors has approved an expanded permanent pump and haul to serve both the church and preschool use, and a system has been installed to accommodate both uses on the subject property.

### **ZONING**

The Applicant is requesting to amend conditions associated with special exception (SPEX) 2005-0025. However, pursuant to condition #2 of that SPEX, the childcare center use expired without notice in accordance with zoning correspondence (ZCOR) 2009-0210 and confirmed with ZCOR 2010-0033. Since the SPEX approval has expired, the Applicant must seek approval of a new special exception. This special exception application is for an additional principal use on the property, as there is another approved special exception use for the Mount Hope Baptist Church (SPEX 2007-0036). The preschool is its own principal use, as it is not operated by the church.

The property is zoned R-1 (Single Family Residential) under the Revised 1993 Loudoun County Zoning Ordinance. Adjacent properties to the north, south, and east are also zoned R-1 (Single Family Residential), with the Beaverdam Reservoir property to the west zoned TR-10 (Transitional Residential).

This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is a Special Exception use under Section 3-103(V) and is subject to the Additional Regulations and Standards of Section 5-609 for Child Day Care Centers. During review of the Mount Hope Baptist Church expansion, the church advised staff that the preschool planned to continue using the church's existing and proposed buildings, and that in the event that Winnie the Pooh ceased to operate a preschool on the property, the church could operate a day care center as an accessory use under the church's special exception. Therefore, Staff reviewed the church's SPEX Plat for the church for compliance with the additional regulations for a child day care. An evaluation of the Additional Regulations is summarized below.

**Table 1. Additional Regulation for Child Day Care Centers**

<b>Standard/Requirement</b>		<b>Required</b>	<b>Provided</b>
<b>Outdoor onsite play space</b>	Minimum of 75 square feet per child	1,500 square feet (up to 20 children/2 classes use playground at one time)	1,800 square feet
<b>Parking</b>	Minimum of 1 space per 20 children	2 spaces (30 children on site at one time)	12 spaces (designated on the Mount Hope Baptist Church SPEX Plat)

Source: Revised 1993 Zoning Ordinance and Applicant Correspondence

As further required, the existing and future expanded outdoor play area is completely enclosed with a 3½ foot tall fence, safely segregated from existing and future parking, loading, and service areas, and located within direct line of sight from the existing and future class rooms. Additionally, the Mount Hope Baptist Church SPEX Plat designates two pickup and delivery zones and locates existing and proposed parking in proximity to the child care center, providing safe and clear access to the entrance.

Since the preschool is not required to have a site plan, Staff notes that the site plans submitted for the Mount Hope Baptist Church expansions must demonstrate compliance with these Additional Regulations and Standards of Section 5-609 for Child Day Care Centers.

## **ENVIRONMENTAL**

This application has no outstanding environmental issues. The preschool will continue to use Mount Hope Baptist Church's existing and future buildings and grounds. The preschool proposes no new construction or land disturbing activity that would impact the environment.

Mount Hope Baptist Church's approved special exception application (SPEX 2007-0036) addressed potential environmental impacts associated with the church expansion. Consistent with the Facilities Standards Manual, the approved church special exception established a 300-foot no build buffer from the Beaverdam Creek Reservoir. Conditions of approval require reforestation within a portion of the no-build buffer and provide for the long-term preservation

and maintenance of designated Tree Save Areas. The approved church SPEX Plat also depicts two stormwater management facilities to treat runoff and protect water quality.

## **TRANSPORTATION**

There are no outstanding transportation issues. Three transportation-related conditions have been carried forward from the expired preschool special exception. Such conditions limit the hours of operation to between 9:00 a.m. and 3:30 p.m., limit the number of students to 30 on site at a time, and prohibit the preschool from using the site entrance closest to the intersection of Mount Hope Road and Belmont Ridge Road because of its close proximity to Belmont Ridge Road. The Applicant's response to referral comments indicates that this entrance is roped off during preschool hours. As conditioned, Staff finds that the existing road network continues to be adequate to serve the preschool.

Trip generation will remain unchanged from the previously approved preschool special exception. The preschool will generate 202 daily, 6 AM peak hour, and 0 PM peak hour weekday vehicle trips.

Access is provided to the subject property via Mount Hope Road from Belmont Ridge Road (Route 659). Along the property frontage, the roadway is currently a two-lane local access undivided urban collector in a variable right-of-way. According to the 2010 CTP, the long-term future plan for Belmont Ridge Road is to be a controlled access, six-lane divided minor arterial within a 150-foot right-of-way.

Right-of-way for the future widening of Belmont Ridge Road was addressed with the church special exception (SPEX 2007-0036, approved October 13, 2009). A condition of approval requires the church to dedicate the right-of-way that is generally depicted on the SPEX Plat to the County or VDOT at no cost to the County or VDOT and in an amount, location, and design approved by VDOT and at the request of the County or VDOT.

## **Bicycle and Pedestrian Mobility**

Provision of sidewalks along the property frontage was addressed with the church expansion special exception. It is likely that others will construct the sidewalk in conjunction with the future widening of Belmont Ridge Road. Should that not be the case, a condition of approval requires the church to submit a bicycle and pedestrian design and development program to the Office of Transportation Services prior to submitting the initial site plan for the sanctuary and to construct the improvements in coordination with the future widening of Belmont Ridge Road.

## **UTILITIES**

The property is served by public water and a pump and haul septic system. On October 7, 2008, the Board of Supervisors approved Mount Hope Baptist Church's request for an expanded pump and haul system, subject to a condition requiring the church to connect to

public sewer either before beginning construction of the new sanctuary or when it becomes available within 300 feet of the property. As the preschool uses the church's restroom facilities and septic system, the church's pump and haul request accounted for the preschool. However, approval of the church's pump and haul request did not technically relieve the preschool from complying with its own condition requiring central sewer connection, because the preschool is a principal use operating under its own special exception.

The public sewer that serves the Village of Waxpool on the east side of Belmont Ridge Road is located at a distance of 300 feet measured *by line of sight*. However, discussions and email correspondence with Loudoun Water and the Health Department indicate that the standard used to determine proximity of public sewer availability is 300 feet *as constructed*. Loudoun Water estimates that extending public sewer to the property would require 399 feet of sewer line. As such, Staff finds that the church is in compliance with its pump and haul condition of approval and central sewer connection is not yet required.

When the Board of Supervisors approved Mount Hope Baptist Church's multi-phase expansion (SPEX-2007-0036, approved on October 13, 2009), prior to taking action, they deleted a condition requiring the church to connect to public sewer. This allows the Board to extend or amend their approval of the pump and haul septic system without requiring administrative time extensions or changes to the church special exception use. As the Board of Supervisors did with the Mount Hope Baptist Church special exception, Staff recommends keeping the matter of sewer connection separate from the preschool use.

## **FIRE, RESCUE AND EMERGENCY SERVICES**

Arcola Volunteer Fire and Rescue Company will continue to provide emergency services to the preschool, with a response time of approximately six (6) minutes and fifty-one (51) seconds.

As part of the Mount Hope Baptist Church expansion special exception, the church agreed to provide a one-time contribution to the County in the amount of \$0.10 per square foot of new floor area to be distributed equally between the primary volunteer fire and rescue servicing companies. This contribution will be made at the time of zoning permit issuance for the church expansion and is consistent with County policy. Since the preschool will use the same floor area, an additional contribution is not warranted.

## **D. ZONING ORDINANCE CRITERIA FOR APPROVAL**

Section 6-1310 of the Loudoun County Zoning Ordinance states "In considering a special exception application, the following factors shall be given reasonable consideration. . .":

Standard      *Whether the proposed special exception is consistent with the Comprehensive Plan.*

Analysis      The proposed use is consistent with the general land use policies of the Revised General Plan (RGP) for residential neighborhoods, which support a variety of

neighborhood-serving businesses and personal services uses, such as the existing preschool.

Standard *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

Analysis The preschool will continue to comply with all applicable Fire and Building Code requirements.

Standard *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

Analysis As there is no increase in the number of students, noise levels emanating from the proposed use are not anticipated to increase or adversely impact the residential properties to the east at the Village of Waxpool.

Standard *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

Analysis A condition of the approved church special exception requires full cutoff and shielded lighting.

Standard *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

Analysis The proposed use is consistent with the Revised General Plan, which designates the area for residential uses and supports a variety of neighborhood-serving businesses and personal services uses, such as the existing preschool.

Standard *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

Analysis Required buffers, landscaping, and screening, which were provided for with the church expansion special exception, will ensure compatibility with the residential use to the east and future uses on the adjacent property to the south.

Standard *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

Analysis The church's approved special exception for a phased expansion included retaining the historic 1899 building/sanctuary and the historic cemetery. The church expansion special exception also provided a 300-foot reservoir buffer and the preservation of individual trees and Tree Save Areas.

Standard *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

- Analysis As the preschool special exception does not include any new construction or ground disturbing activity, the use will not damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.
- Standard *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*
- Analysis Reestablishment of the preschool use will promote the convenience of the public by allowing Winnie-the-Pooh Preschool to continue to offer day care services to the surrounding community.
- Standard *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*
- Analysis The existing road network continues to be adequate to serve the preschool use.
- Standard *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*
- Analysis The special exception use is currently located within the existing structures. All future buildings or structures will be required to meet all code requirements at the time of site plan review.
- Standard *Whether the proposed special exception will be served adequately by essential public facilities and services.*
- Analysis The special exception use will continue to be served by public water. The church has expanded its pump and haul septic system to serve the needs of both the church and the preschool. Arcola Volunteer Fire and Rescue Company will continue to provide emergency services.
- Standard *The effect of the proposed special exception on groundwater supply.*
- Analysis The preschool use will not adversely impact groundwater supply. The County addressed these issues with Mount Hope Baptist Church's special exception, SPEX 2009-0036.
- Standard *Whether the proposed use will affect the structural capacity of the soils.*
- Analysis As approval of the preschool will not result in new construction or land disturbing activity, the use will not impact the structural capacity of the soils.
- Standard *Whether the proposed use will negatively impact orderly and safe road development and transportation.*



- Analysis Trip generation will remain unchanged from the previously approved preschool special exception. The preschool generates 202 daily, 6 AM peak hour, and 0 PM peak hour weekday vehicle trips.
- Standard *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*
- Analysis As a non-profit, the preschool will not enlarge the tax base.
- Standard *Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*
- Analysis The proposed special exception will serve the preschool needs of the nearby residential and business community.
- Standard *Whether adequate on and off-site infrastructure is available.*
- Analysis All necessary infrastructure is available. The special exception use will be served by public water and an expanded pump and haul septic system. The existing 2-lane Belmont Ridge Road continues to be adequate to serve the preschool use.
- Standard *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*
- Analysis The preschool use will not generate odors.
- Standard *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*
- Analysis Approval of this special exception will not result in new construction or land disturbing activity.

<b>VI. ATTACHMENTS</b> (Attachments are available on the county website or in the Planning Department.)	<b>PAGE NUMBER</b>
1. Review Agency Comments	
a. Planning, Comprehensive Planning (12-22-10)	A-1
b. Building & Development, Zoning (12-20-10)	A-4
c. Office of Transportation Services (12-16-10)	A-6
d. Health Services, Environmental (referral 12-9-10, email 09-27-10)	A-15
e. Loudoun Water (12-14-10)	A-18
f. Fire, Rescue, and Emergency Services (12-21-10)	A-20
2. Disclosure of Real Parties in Interest (11-09-10)	A-21
3. Applicant's Statement of Justification (10-15-10)	A-29
4. Applicant's Response to Referral Comments (01-03-11)	A-37
5. Conditions of Approval - Winnie the Pooh Preschool, SPEX 2005-0025	A-41
6. Special Exception Plat, Mount Hope Baptist Church, SPEX 2007-0036 (09-21-09)	Attached

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**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

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**DATE:** December 22, 2010

**TO:** Judi Birkitt, Project Manager, Land Use Review

**FROM:** Pat Giglio, Planner, Community Planning

**SUBJECT: SPEX 2010- 0026, Winnie the Pooh Preschool**

**BACKGROUND**

The applicant, Winnie the Pooh Preschool, is requesting a Special Exception (SPEX) to reestablish a preschool/day care use at the Mount Hope Baptist Church, located at 42507 Mount Hope Road in Ashburn. Winnie the Pooh Preschool, established in 1969, is a parent owned and operated preschool which leases a portion of the Mount Hope Baptist Church for the operation of a week day preschool/day care for children age 2 ½ to 5 years of age. The first legislative application, SPEX 2000-0017 Winnie the Pooh Preschool was approved in July 2000 to operate a child daycare facility within the church. In subsequent approved legislative applications, SPEX 2002-0011 and SPEX 2005-0025, the conditions of approval were amended to extend the timelines for the use of a portable classroom on the site and connections to central sewer. In November 2010 the approval SPEX 2005-0025 expired and the applicant is now requesting a Special Exception to reestablish the preschool/day care use on the subject property.

The 9.92 acre subject property containing the existing church and preschool is located on the west side of Belmont Ridge Road (Route 659) and is bisected by Mount Hope Road (Route 625). The Winnie the Pooh Preschool operates from a modern addition, also used for Sunday school and church gatherings, appended to the rear of the existing historic church and a separate portable classroom located on site. The preschool/day care uses the existing church facilities and parking, as well as an outdoor playground and green space on the subject property. The existing preschool/daycare accommodates on average up to 90 children with no more than 30 on site at any one time. It is staffs' understanding that the current application will continue to utilize the existing facilities at the church and is not seeking to alter the current student enrollment. No additional traffic or change in the conduct of activities associated with the existing or reestablished preschool/daycare use on the subject property are anticipated.

The site is zoned R-1 (Single Family Residential) and governed under the provisions of the Revised 1993 Zoning Ordinance. The reestablishment of the preschool/day care

use on the subject property will not require any additional construction or ground disturbing activities.

## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The subject property is governed under the policies of the Revised General Plan. The site is located in the Ashburn Community of the Suburban Policy area and is identified as suitable for residential uses (Revised General Plan, Planned Land Use map, p. 7-23). The Wastewater Policies in Chapter 2 and the Residential Policies of Chapter 7 of the Revised General Plan were used in the evaluation of the application.

## **ANALYSIS**

### **A. LAND USE**

The subject property is located on the western edge of the Suburban Policy in an area designated for residential uses by the Revised General Plan. The Plan envisions that public and civic uses such as churches will serve as focal points in Residential Neighborhoods (Revised General Plan, Chapter 6, Residential Neighborhood Policies, Policy 4e) text, p.6-16). The Plan also supports the provision of a variety of neighborhood serving businesses and personal services uses, such as the existing preschool/day care use to provide a mix of amenities to allow residents the opportunity to live, work, recreate and shop within their communities (Revised General Plan, Chapter 6, Residential, text). Plan policies support the reestablishment of the preschool/day care use on the subject site in addition to the existing church use on the subject site.

***Staff finds that the proposed preschool/day care use conforms with the general land use policies of the Revised General Plan for Residential Neighborhoods.***

### **B. WASTEWATER**

In 2008 Mount Hope Baptist Church received approval of a permanent pump and haul application for its wastewater to serve the church and preschool/day care use on the property, with the condition that when public sewer is available within 300 feet or the church expands the property will be connected to public sewer. The Revised General Plan policies regarding pump and haul in the Suburban Policy Area specify that permanent pump and haul operations are allowed only to serve existing non-residential uses if there is a demonstrated health risk associated with the existing on-site treatment facility and the use is a permitted use as identified by the Zoning Ordinance. Permanent pump and haul operations will not be permitted to serve new development or serve as a means of expanding an existing use (Revised General Plan, General Wastewater Policies, Chapter 2, Policy 11). As such, the Plan does not support permanent pump and haul in the Suburban Policy Area, however, in this circumstance the Board of Supervisors has approved a permanent pump and haul to serve both the church and preschool/day care use and a system has been installed to accommodate both uses on the subject property.

***The subject property has been approved for a permanent pump and haul to serve both the church and preschool/day care use and a system has been installed to accommodate both uses.***

#### **RECOMMENDATIONS**

Community Planning finds that the request for a Special Exception for the proposed reestablishment of preschool/day care use on the subject property is in conformance with the land-use policies of the Revised General Plan provided that the applicant continues to utilize the existing facilities at the church and is not seeking to alter the current student enrollment. Staff recommends approval of the Special Exception application with conditions similar to those approved with SPEX 2005-0025 which limit the number of students and hours of operation for the preschool/day care use on the subject property.

CC: Julie Pastor, AICP, Director, Planning  
Cynthia Keegan, AICP, Program Manager, Community Planning-via email

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

**DATE:** December 20, 2010

**TO:** Judi Birkitt, Project Manager, Department of Planning

**FROM:** Theresa M. Stein, Planner, Zoning Administration

**CASE NUMBER AND NAME:** SPEX 2010-0026, Winnie the Pooh Preschool

**TAX/MAP PARCEL NUMBER:** /78////////13/ **MCPI:** 156-15-9668

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The property is zoned Single Family Residential - 1 (R-1) under the Revised 1993 Loudoun County Zoning Ordinance (Ordinance). The proposed special exception application proposes to amend conditions associated with special exception (SPEX) 2005-0025, however, pursuant to condition #2, the childcare center use expired without notice in accordance with zoning correspondence (ZCOR) 2009-0210 and confirmed with ZCOR 2010-0033. Since the SPEX approval has expired, the applicant must revise the application to seek approval of a childcare center. Some background is pertinent:

- Winnie-the-Pooh preschool first received special exception approval to operate a childcare center within the Mt. Hope Baptist Church in 2000;
- subsequent SPEX's were approved to amend conditions, in particular, to extend the timeline to connect to public water and sewer;
- SPEX 2005-0025 altered the connection to public sewer condition (#2) to allow the Zoning Administrator to postpone the deadline to connect to central sewer "if delays to approval of other development applications outside this special exception cause a reasonable delay to the extension of central sewer to the site". The "other development applications" referred to in the condition was the rezoning of property to the south, Belmont Overlook (ZMAP 2005-0024), which proposed to extend central sewer to the site owned by Mount Hope Baptist Church;
- the Zoning Administrator granted extensions to the sewer deadline in 2007 and 2008. The Zoning Administrator denied the applicant's 2009 request for an extension because the Board of Supervisors denied the Belmont Overlook rezoning in 2008, therefore, there were no longer "delays of other development applications".

This special exception application is for an additional principal use on the property, as there is another approved special exception use (Mt. Hope Baptist Church, SPEX 2007-0036). The principal use of childcare center is subject to the additional regulations found in Section 5-609 of the Ordinance. The Statement of Justification did not provide information about the property such as the proposed number of children, where within Mt. Hope Baptist Church the childcare will operate, the number of employees,

operating hours, or other information necessary to evaluate the application. The Planning Department determined that a SPEX plat was not required with this application, as the prior, expired SPEX did not condition substantial conformance to a plat; however, as this is a new SPEX application, a plat is warranted as the applicant must demonstrate compliance with items such as access, parking, etc. in order to evaluate the proposed use. Zoning staff has the following comments:

**I. CONFORMANCE WITH R-1 ZONING REGULATIONS (§3-100):**

1. The special exception plat for Mt. Hope Baptist Church (SPEX 2007-0036) shows the lot and building requirements. State whether the proposed use is entirely within the building proposed with STPL 2010-0005, which shall meet all lot and building requirements.

**II. CONFORMANCE WITH ADD'L REGULATIONS FOR A SPECIFIC USE (§5-609):**

2. Provide evidence of Winnie-the-Pooh Preschool's registration with the County pursuant to the County Code. (§5-609(A)(1)).
3. Show location of the childcare within the church and state the square footage of the childcare. Be advised that a site plan amendment may be required to update Mt. Hope's active site plan to reflect the additional principal use and compliance with Section 5-609 requirements.
4. The applicant has not demonstrated that it meets the required fenced, outdoor play area per the Ordinance. State the number of children and calculate the amount of play area required; show the required amount and its location on a plat. If this information is shown on another plan (for example, the active site plan), then provide it. (§5-609(A)(5)).
5. Demonstrate that the outdoor play area will meet the standards found in Section 5-609(B)(1)(a) through (c).
6. Demonstrate that parking and vehicular circulation will meet the standards in Section 5-609(B)(2)(a) and (b).

**III. CONFORMANCE WITH PARKING REGULATIONS (§5-1100):**

7. Demonstrate that the required parking for the childcare center (Section 5-609(B)(2)) is met on the site and show its location, in addition to the required parking for the other principal use (church) (§5-1102).


**IV. CONFORMANCE WITH SPECIAL EXCEPTION REGULATIONS (§6-1300):**

8. In consideration of the application, the applicant shall address Issues for Consideration unless otherwise noted as "not applicable". Provide a document that addresses each of the Issues for Consideration found in Section 6-1310(A) through (T).

**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**

**DATE:** December 16, 2010

**TO:** Judi Birkitt, Project Manager,  
Department of Planning

**FROM:** George Phillips, Senior Transportation Planner 

**SUBJECT:** SPEX 2010-0026-Winnie-the-Pooh Preschool  
First Referral

**Background**

This Special Exception (SPEX) application proposes to reestablish the previously approved but expired 60-student Winnie-the-Pooh Preschool (WTTP) day care use at the Mt. Hope Baptist Church. This would allow a preschool use in the R-1 Zoning District pursuant to Sections 3-103 (V) and 5-609 of the Revised 1993 Zoning Ordinance. The site is located on the west side of Belmont Ridge Road (Route 659) at the intersection with Mt. Hope Road (Route 625). A vicinity map is provided as *Attachment 1*.

OTS understands this application to be necessary as the previous special exception approval for WTTP (SPEX 2005-0025, approved October 5, 2007) expired due to the fact that WTTP did not connect to central sewer within the 24-month time frame specified in the conditions of approval. The Applicant is seeking special exception approval that removes the condition to connect to central sewer.

This review is based on materials received from the Department of Planning on November 24, 2010, including (1) a statement of justification, (2) a special exception plat (for Mt. Hope Baptist Church) revised May 11, 2009 from Robson Group Architects, and (3) a traffic memorandum dated November 19, 2010 from the Applicant.

**Existing, Planned and Programmed Transportation Facilities**

According to the Revised General Plan, the site is located within the Suburban Policy Area (Ashburn Community). Major roadways serving the site are described below. OTS' review of existing and planned transportation facilities is based on the Revised Countywide Transportation Plan (2010 CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

**Belmont Ridge Road (Route 659)** - is a two-lane local access undivided urban collector between Broadlands Boulevard and the location of the future intersection with Croson Lane (Route 645). Belmont Ridge Road (Route 659) has a posted 45-mph speed limit in the vicinity of Mt. Hope Road (Route 625). There are no separate turn lanes on Belmont Ridge Road (Route 659) at Mt. Hope Road (Route 625). The 2010 CTP calls for Belmont Ridge Road (Route 659) to be a controlled access, six-lane divided minor arterial within a 150-foot right-of-way, a 50-mph design speed and turn lanes at all intersections. There is no active project under design or funded to widen Belmont Ridge Road (Route 659) along the site's frontage and none are anticipated in the near future. Right-of-way impacts along the Mt. Hope Baptist Church property frontage due to future widening of Belmont Ridge Road (Route 659) were accounted for as part of the church's approved special exception (SPEX 2007-0036, approved October 13, 2009). Right-of-way impacts to the church property are anticipated to be minimal due to the presence of an existing cemetery in close proximity to the existing roadway. Based on the latest available (2009) VDOT traffic count data, this segment of Belmont Ridge Road (Route 659) carries 8,200 daily vehicle trips.

The 2003 Bike & Ped Plan categorizes Belmont Ridge Road (Route 659) as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. There are pedestrian facilities (multi-use trail) on the east side of Belmont Ridge Road (Route 659) south of Waxpool Road (Route 625).

**Mt. Hope Road (Route 625)** - is a local undivided local roadway, approximately 14-16 feet wide along the site frontage, which transitions to an unpaved road west of the site and terminates at the Beaverdam Creek Reservoir. The site includes two entrances onto Mt. Hope Road. The easternmost entrance was considered a hazard for use by WTPP because of its proximity to Belmont Ridge Road (Route 659). One of the conditions of approval (see Condition # 7 in *Attachment 2*) under the previously approved special exception (SPEX 2005-0025) for WTPP prohibits use of this entrance by the preschool. Peak hour count data included in the Mt. Hope Baptist Church traffic study, dated May 31, 2007 by Patton, Harris, Rust & Associates (PHR &A), estimates 250 weekday daily vehicle trips on Mt. Hope Road (Route 625) based on the existing Mt. Hope Baptist church and 60-student WTPP day care facility. Mt. Hope Road (Route 625) is not included in the 2003 Bike & Ped Plan.

#### **Review of Applicant's Traffic Memorandum**

The primary purpose of the Applicant's traffic memorandum (*Attachment 3*) is to provide adequate documentation that the proposed use will not increase trip generation when compared to the previous use. The Applicant proposes to reestablish the previously approved but expired WTPP day care use at the Mt. Hope Baptist Church.



### **Trip Generation**

As shown on page 1 and Table 2 of the Applicant's traffic memorandum (*Attachment 4*), the proposed trip generation will remain unchanged from the previously approved WTPP day care use. Based on information from the latest traffic impact analysis for the Mt. Hope Baptist Church, dated May 31, 2007 by PHR & A, the 60- student day care facility will generate 202 daily, 6 AM peak hour and 0 PM peak hour weekday vehicle trips.

### **Transportation Comment**

1. OTS notes that the previous conditions of approval for SPEX 2005-0025 included limitations on the hours of operation, prohibition on use of the easternmost site entrance on Mt. Hope Road (Route 625), and a limitation on the total number of students that may be present at any one time. Provided these transportation-related conditions are brought forward with this application, the existing road network is considered adequate to serve the proposed use. No additional transportation improvements are recommended.

### **Recommendation**

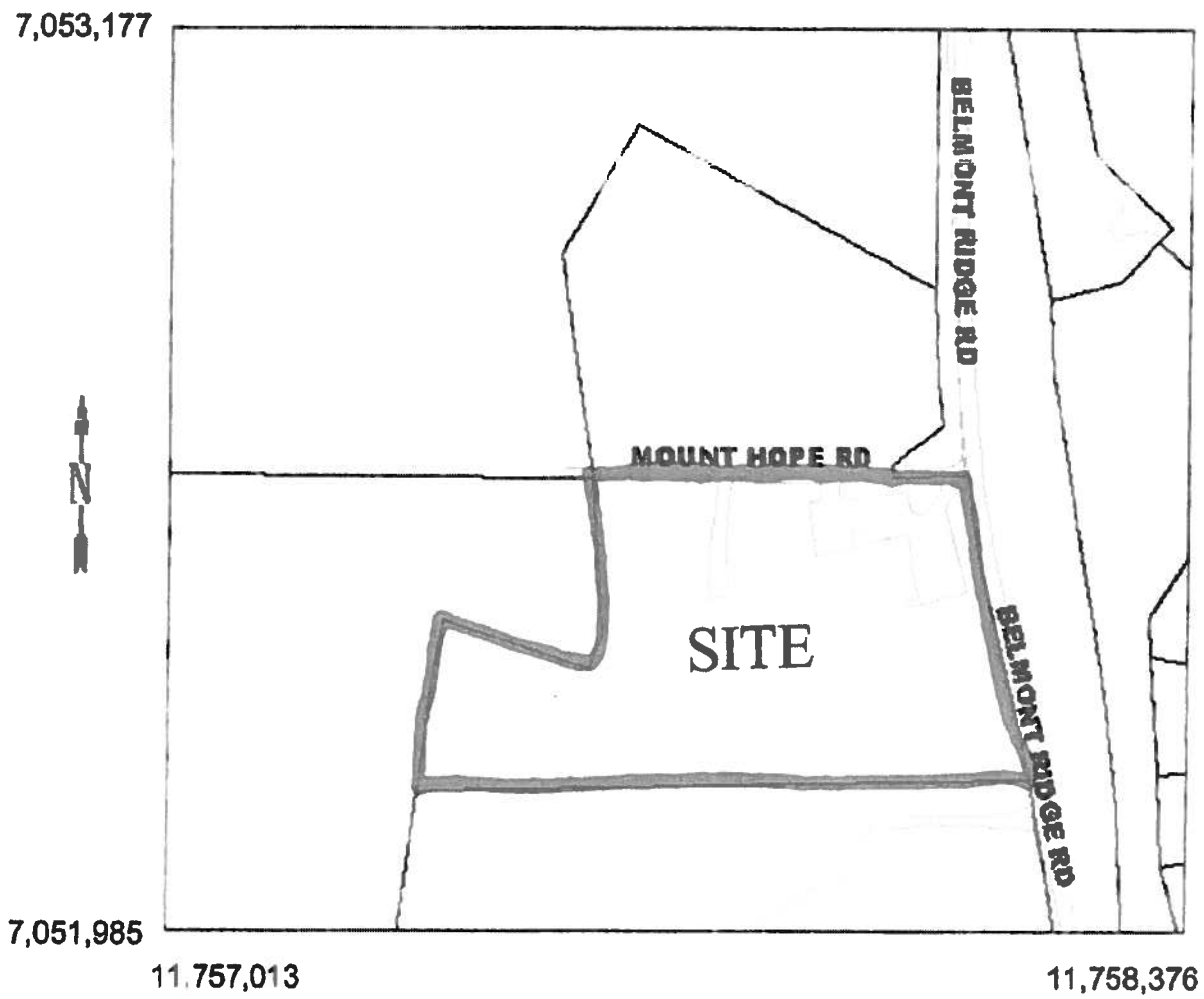
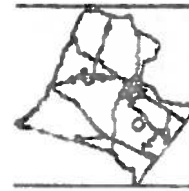
**Provided the transportation-related conditions from SPEX 2005-0025 are included with the current SPEX application, OTS would have no objection to the approval of this special exception.**

### **ATTACHMENTS**

1. Site Vicinity Map
2. SPEX 2005-0025 Conditions of Approval
3. Winnie-the-Pooh Preschool Traffic Impact Memorandum (November 19, 2010)

cc: Andrew Beacher, Director, OTS  
Lou Mosurak, Senior Coordinator, OTS

Loudoun County Mapping System



Approved October 5, 2005  
SPEX 2005 - 0025

#### **IV. CONDITIONS OF APPROVAL**

1. The applicant shall connect to central utilities or install a pump and haul waste disposal system approved by the County prior to occupancy of the preschool.
2. The preschool use approved by this special exception shall connect to central sewer within 24 months of this approval or this special exception will expire without notice provided that:
  - This deadline may be postponed by the Zoning Administrator if delays to approval of other development applications outside this special exception cause a reasonable delay to the extension of central sewer to the site.
3. One portable classroom with a floor area of no more than 550 square feet may be used on the site
4. The portable classroom shall be situated to the west of the existing church drainfield and shall not damage or require the removal of existing trees.
5. The preschool, portable classroom and outdoor play area shall adhere to all requirements of the County Zoning Ordinance including a perimeter fence around the outdoor play area provided that a perimeter buffer modification may be requested of the Zoning Administrator where existing vegetation may substitute for the required buffer planting.
6. The school shall operate within the hours of 9:00 AM and ~~3:00~~ 3:30 PM, Monday through Friday.
7. The existing entrance to the church property adjoining the intersection of Mt. Hope Road and Route 659 shall be closed by chain, fence or other blockade during school hours and shall not be used as access to the preschool.
8. No more than 30 students may be on the premises at one time.



Winnie the Pooh preschool  
A not-for-profit cooperative preschool



To: George Phillips, AICP  
Senior Transportation Planner  
Loudoun County Office of Transportation Services

CC: Ginni Van Horn  
Land Use Review Planner  
Loudoun County Department of Planning

From: Angelee Marques  
President  
Winnie the Pooh Preschool

Date: November 19, 2010

Subject: Winnie the Pooh Preschool at Mount Hope Baptist Church  
Traffic Impact Memorandum  
Loudoun County, Virginia

**Site Use Description, Location and Road Description and Safety Issues:**

The applicant proposes to reestablish the (previously approved but expired) Winnie the Pooh day care use at the Mt. Hope Baptist Church. The site is located on Route 659 (Belmont Ridge Road) at the south intersection with Route 625 (Mt. Hope Road). The site is served by Route 625 (Mt. Hope Road) which is a paved two-lane road approximately 14-16 feet wide along the site frontage which transitions to an unpaved road west of the site to the reservoir. Route 659 (Belmont Ridge Road) is a paved rural two lane major collector with a 45-mph speed limit. There are no separate turn lanes on Route 659 (Belmont Ridge Road) onto Route 625 (Mt. Hope Road). There are no pedestrian facilities along either Route 659 (Belmont Ridge Road) or Route 625 (Mt. Hope Road) in the vicinity of the site.

Based on the 2010 CTP, Route 659 (Belmont Ridge Road) is ultimately planned to be a six-lane divided minor arterial facility. There are no current projects to widen the Route 659 (Belmont Ridge Road) segment adjacent to the site. Mt. Hope Road (Route 625) is not included in the 2010 CTP for improvement.

No hazardous locations were noted in the previous traffic studies completed for Winnie the Pooh Preschool (SPEX 2000-0017 & SPEX 2002-0017).

**Trip Generation** : This application will simply reinstate the day care use that has been existing on the site since approval in 2000 through SPEX 2000-0017. The proposed site trip generation will remain unchanged from previously approved Winnie the Pooh day care use. Based on information from the latest traffic impact analysis for the Mt. Hope Baptist Church, dated May 31, 2007 by Patton, Harris, Rust & Associates, Inc. (PHR & A), the 60 student day care facility will generate 202 daily, 6 AM peak hour and 0 PM peak hour weekday vehicle trips. This information is included as part of the overall trip generation for the site (which includes the Mt. Hope Baptist church) on Table 2 attached.



Winnie the Pooh *Preschool*  
A not-for-profit cooperative preschool



**In summary, reestablishing the use will not generate any additional traffic or significantly impact the existing roads in the vicinity of the site.**

**Table 2**  
**Weekday Site Trip Generation**

May 2007

<u>CODE</u>	<u>DENSITY</u>	<u>Var.</u>	<u>USE</u>	<u>AM PEAK HOUR</u>			<u>PM PEAK HOUR</u>			<u>DAILY</u>
				<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>(2-way)</u>
<u>Existing Uses</u>										
565.200	60	stud	Daycare (Winnie the Pooh)	3	3	6	0	0	0	202
560.000	5.254	ksf	Church	2	2	4	2	1	3	48
	5.254	ksf	Subtotal Institutional	5	5	10	2	1	3	250
	5,254	gsf	Total Trips	5	5	10	2	1	3	250

**Phase 1 Uses**

565.200	60	stud	Daycare (Winnie the Pooh)	3	3	6	0	0	0	202
560.000	15.321	ksf	Church	6	5	11	5	5	10	140
	16.000	ksf	Subtotal Institutional	9	8	17	5	5	10	342
	16,000	gsf	<b>Total Trips</b>	<b>9</b>	<b>8</b>	<b>17</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>342</b>
	10,746	gsf	<b>Increment from Existing</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>3</b>	<b>4</b>	<b>7</b>	<b>92</b>

**Phase 2 Uses**

565.200	60	stud	Daycare (Winnie the Pooh)	3	3	6	0	0	0	202
560.000	33.321	ksf	Church	13	11	24	12	10	22	304
	34	ksf	Subtotal Institutional	16	14	30	12	10	22	506
	34,000	gsf	<b>Total Trips</b>	<b>16</b>	<b>14</b>	<b>30</b>	<b>12</b>	<b>10</b>	<b>22</b>	<b>506</b>
	28,746	gsf	<b>Increment from Existing</b>	<b>11</b>	<b>9</b>	<b>20</b>	<b>10</b>	<b>9</b>	<b>19</b>	<b>256</b>

**Effective Trip Rates**

			<u>AM</u>	<u>PM</u>	<u>Daily</u>
565	Daycare	Student	0.80	0.82	4.48
565	Daycare (Winnie the Pooh)	Student	0.10	0.00	3.37
565	Daycare (Peak hour AM)	Student	1.00	0.00	3.33
560	Church	ksf	0.76	0.57	9.14

**TRIP RATE SOURCE:**

Trip Generation Manual (7th Edition), Institute of Transportation Engineers, 2003

Average trip rates used, unless noted with \* then equations used.

Building size for trip generation modified by 679 sf to approximate class area for daycare use.

**Table 3**  
**Sunday Site Trip Generation**

May 2007

<u>CODE</u>	<u>DENSITY</u>	<u>Var.</u>	<u>USE</u>	<u>SUNDAY PEAK HOUR</u>			<u>SUNDAY</u>
				<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>DAILY</u> (2-way)
<u>Existing Uses</u>							
565.200	60	stud	Daycare (Winnie the Pooh)	0	0	0	0
560.000	5.254	ksf	Church	31	31	62	177
560.100	160	seats	## Church (Alt. based on seats)	53	48	101	245
	5.254	ksf	Subtotal Institutional	53	48	101	245
	5,254	gsf	Total Trips	53	48	101	245

**Phase 1 Uses**

565.200	60	stud	Daycare (Winnie the Pooh)	0	0	0	0
560.000	15.321	ksf	## Church	90	90	180	515
560.100	160	seats	Church (Alt. based on seats)	53	48	101	245
	16	ksf	Subtotal Institutional	90	90	180	515
	<b>16,000</b>	<b>gsf</b>	<b>Total Trips</b>	<b>90</b>	<b>90</b>	<b>180</b>	<b>515</b>
	<b>10,746</b>	<b>gsf</b>	<b>Increment from Existing</b>	<b>37</b>	<b>42</b>	<b>79</b>	<b>270</b>

**Phase 2 Uses**

565.200	60	stud	Daycare (Winnie the Pooh)	0	0	0	0
560.000	33.321	ksf	Church	196	196	392	1,121
560.100	500	seats	## Church (Alt. based on seats)	164	151	315	765
	34	ksf	Subtotal Institutional	164	151	315	765
	<b>34,000</b>	<b>gsf</b>	<b>Total Trips</b>	<b>164</b>	<b>151</b>	<b>315</b>	<b>765</b>
	<b>28,746</b>	<b>gsf</b>	<b>Increment from Existing</b>	<b>111</b>	<b>103</b>	<b>214</b>	<b>520</b>

**Effective Trip Rates (Sunday)**

			<u>AM</u>	<u>Daily</u>
560	Church	Seat	0.63	1.53
560	Church	ksf	11.80	33.69

## TRIP RATE SOURCE:

Trip Generation Manual (7th Edition). Institute of Transportation Engineers, 2003

Average trip rates used, unless noted with \* then equations used

## Selected trips of the alternative (size or seats) used to determine peak period traffic volumes

Building size for trip generation modified by 679 sf to approximate class area for daycare use

December 9, 2010

**MEMORANDUM TO:** Judi Burkitt, Project Manager MSC 62  
Department of Planning

**FROM:** Joseph E. Lock MSC 68  
Rural Section Supervisor  
Division Of Environmental Health

**SUBJECT:** SPEX 2010-0026, Winnie-the-Pooh Preschool  
LCTM 78/13, PIN 156159668

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

	Yes	No	N/A
a. Proposed Pump and Haul Site	_____	_____	<u>X</u>
b. Proposed Wells	_____	_____	<u>X</u>

The locations on the plat, submitted by Robson Group Architects, dated June 8, 2007 (Special Exception Plat for Mount Hope Baptist Church), are correct as shown:

a. Wells (existing and proposed)	_____	<u>X</u>	_____
b. Pump and Haul Tank	_____	<u>X</u>	_____

Health Department staff recommends: Approval \_\_\_\_\_ Denial X  
Approval with conditions \_\_\_\_\_

Items that are incorrect/deficient are listed on the attached page.

Attachments Yes X No \_\_\_\_\_

If further information or clarification on the above project is required, please contact me at (703)771-5800.

JEL/JDF/jel



SPEX 2010-0026  
LCTM 78/13  
December 9, 2010  
Page 2

### **ATTACHMENT**

The plat does not show the existing well by the Church as being abandoned (T60239680001) or the existing well to be used for irrigation purposes only, drilled under permit T20107100001. (FSM 8.103 28, office policy)

The existing trailer utilizing the pump and haul system has been relocated. Also, the original pump and haul system (1195 PH 00) has been abandoned under permit number (T00161560001) and has been replaced by the pump and haul system installed in 2009 under permit number (T8019100001). These items need to be addressed on the plat.

Winnie-the-Pooh Preschool is utilizing the same pump and haul tank as Mount Hope Baptist Church. The Copy Teste for approval of that permanent pump and haul request on October 7, 2008, stated that the applicant/owner be required to connect to public sewer when it becomes available and is within 300 feet of the property and that phase three of the Church's expansion, the construction of a 500 seat sanctuary, shall not commence until the Church has connected to public sewer. It appears that this same condition would apply since the same pump and haul tank is being utilized. (Copy Teste, Transportation/Land Use Committee report dated October 7, 2008.)

-----Original Message-----

From: Lock, Joe

Sent: Monday, September 27, 2010 3:59 PM

To: Stein, Theresa; Chikalard, Haisam; Toth, Rory

Cc: Brewer, Alan; Hubbard, Douglas

Subject: RE: Mount Hope Church

Ms. Stein,

I have discussed this with Mr. Brewer, and the Health Department does not feel that we can hold the connection distance to 300' by line of sight because this is not how it can be constructed. Loudoun Water would be the granting authority for the connection and it appears it is in excess of 300'. Therefore, this Department will not pursue requiring the sewer connection at this time.

Joe Lock

Loudoun County Health Department

(703) 771-5800

December 14, 2010

Ms. Judi Birkitt  
Department of Planning  
1 Harrison Street, S.E.  
P. O. Box 7000  
Leesburg, Virginia 20177-7000

Re: **SPEX-2010-0026**  
**Winnie the Pooh Preschool**

Dear Ms. Birkitt:

Loudoun Water has reviewed the referenced application and offers the following comment:

1. Sanitary sewer exists approximately 200 feet from the parcel boundary.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Julie Atwell  
Engineering Administrative Specialist



From: McNeil, Guy [<mailto:GMcneil@loudounwater.org>]  
Sent: Friday, September 24, 2010 11:54 AM  
To: Chikalard, Haisam  
Cc: 'Paul Tiffin'  
Subject: Mount Hope Church

Haisam.

In order for Mt Hope Church to sewer their facilities the design would be to begin at the existing sanitary sewer manhole outside of the waste water pump station on the Villages of Waxpool. They would have to follow the easement provided along the East side of Belmont Ridge Road 203' at which point they would set a manhole and turn 90° to the West going under Belmont Ridge Road 196' to the church property of a total of 399' of sewer. I'm unaware of the term with in 300' of public sewer if that is line of site or approved sewer design. If you are able to provide me a clarification on that measurement it should settle some discussion on the matter.

Thank you.

GUY D. MCNEIL  
SENIOR ENGINEERING TECHNICIAN  
LOUDOUN WATER  
44865 LOUDOUN WATER WAY  
PO BOX 4000  
ASHBURN, VA 20146  
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LOUDOUN COUNTY, VIRGINIA  
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Judi Birkitt, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** December 21, 2010  
**Subject:** Winnie the Pooh Preschool  
SPEX 2010-0026

Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC, station 9 Travel Time
156-15-9668	Winnie the Pooh Preschool	4 minutes, 51 seconds

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Arcola VFRC, station 9 Response Times
Winnie the Pooh Preschool	6 minutes, 51 seconds

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

**LOUDOUN COUNTY**  
**DISCLOSURES OF REAL PARTIES IN INTEREST**  
**AND LAND USE PROCEEDINGS**

**RECEIVED**

NOV 10 2010

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

**A. INTRODUCTION**

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. See 1993 Revised Zoning Ordinance, Section 6-403(A).

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

**B. INSTRUCTIONS**

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: [www.loudoun.gov/pc](http://www.loudoun.gov/pc). Click on the link "Reaffirmation Procedure for Affidavits" under "Information for Applicants".
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, \_\_\_\_\_ Angelee Marques \_\_\_\_\_, do hereby state that I am an

  x   Applicant

       Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): \_\_\_\_\_

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i><b>PIN</b></i>	<i><b>NAME (First, M.I., Last)</b></i>	<i><b>ADDRESS (Street, City, State, Zip Code)</b></i>	<i><b>RELATIONSHIP (Listed in bold above)</b></i>
<u>156-15-9668</u>	Angelee M Marques, WTPP	42507 Mount Hope Rd., Ashburn, VA 20148	Applicant
<u>156-15-9668</u>	Paul Feeny, Mt. Hope Baptist Church	42507 Mount Hope Rd., Ashburn, VA 20148	Owner Representative (Chairman of Board)

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

       There are additional Real Parties in Interest. See Attachment to Paragraph C-1.



**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Winnie-the-Pooh Preschool (WTPP)

**Description of Corporation:**

☒ There are 100 or fewer shareholders and all shareholders are listed below.

\_\_\_\_\_ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

\_\_\_\_\_ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

\_\_\_\_\_ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>
Angelee Marques	President
Kristina Hart	Vice President
Liz Tanji	Treasurer

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

\_\_\_\_\_(check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)

Check if applicable:

\_\_\_\_\_ Additional Partnership information attached. See Attachment to Paragraph C-3.

#### 4. **ADDITIONAL INFORMATION**

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(c).*

**Attachment to Paragraph C.2.**

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Mount Hope Baptist Church 42507 Mt. Hope Rd, Ashburn, VA 20148

**Description of Corporation:**

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Henry Creel	
Paul Feeny	
Roger Rusk	
Stanley Wortman	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>
Paul Feeny	President/Director
John Zoller	Vice President/Director
Mark Jagoe	Director
Stanley Wortman	Director

**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

A. Marques

check one: [ ☒ ] Applicant or [ ☐ ] Applicant's Authorized Agent

Angelee M Marques, WTPP President

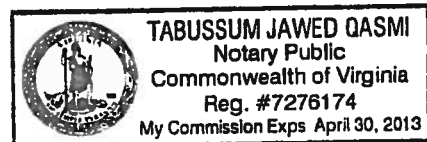
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 9<sup>th</sup> day of November 2010, in  
the State/Commonwealth of Virginia, in the County/City of Loudoun.

Tabussum Jawed Qasmi  
Notary Public

My Commission Expires: 04/30/2013

Notary Registration Number: 7276174





### **Special Exception Statement of Justification**

Winnie the Pooh Preschool (WTPP) has had several applications approved starting with the original special exception, SPEX 2000-0017 (approved August 16, 2000), to establish the preschool use which also established 8 conditions of approval. The original special exception was subsequently amended through SPEX 2002-0017 (approved July 22, 2002) and finally 2005-0025 (approved October 5, 2005) to amend the conditions to delay the requirement to extend public sewer to the site. When the most recent special exception was approved, Condition #2 was approved as stated:

*"The preschool use approved by this special exception shall connect to central sewer within 24 months of this approval or this special exception will expire without notice provided that: This deadline may be postponed by the Zoning Administrator if delays to approval of other development applications outside this special exception cause a reasonable delay to the extension of central sewer to the site. "*

Up until this school year, 2009-2010, WTPP has been granted a waiver on Condition #2 that requires WTPP to connect to central sewer. This waiver has been granted because at the time of the original SPEX, a residential development application (Belmont Overlook) was pending with the County that would bring central sewer close enough to the property that WTPP and its landlord, Mount Hope Baptist Church, would be able to connect to central sewer. The residential development application was denied by the County in July 2008.

Mount Hope Baptist Church, the school's landlord, recently received approval of SPEX-2007-0036/MOUNT HOPE BAPTIST CHURCH to construct a multi-phase project which includes a 600 seat sanctuary. Subsequently, they also received approval to have a permanent pump and haul via a resolution by the Transportation and Land Use Committee which included a condition to connect to central sewer if and when it becomes available within 300 feet of the property before the sanctuary may be constructed. WTPP was mistakenly not included on this SPEX and as such, in November of 2009, the County told WTPP that the sewage connection waiver would no longer be granted. WTPP was given an additional year to complete the connection, until November 2010, or to have a new SPEX approved that removes the condition to connect to central sewer.

After receiving the November 2010 requirement, WTPP wrote to the County requesting that the determination (ZCOR 2009-0210) be reconsidered so that WTPP would not have to obtain a new special exception to amend the Conditions. The SPEX process is both timely and costly and requires a great deal of knowledge and expertise to properly navigate the terminology, requirements and paperwork involved with the process. The County denied WTPP's request and again restated the requirement to complete a new SPEX deleting the condition to connect to central sewer. WTPP has since met with the County Zoning Administrator, Dan Schardein, and Planner, Theresa Stein, to appeal the case, stating the difficult circumstances for the school. However, WTPP was again denied a waiver and was instructed to complete the SPEX process. It was our understanding that if we submitted an application to the County and were actively pursuing a special exception to amend the conditions that we would not be penalized.

WTPP had its pre-application meeting in early June 2010 after which a request to waive the SPEX fee was submitted. The County approved this fee waiver request in early August 2010.



Winnie the Pooh preschool  
A not-for-profit cooperative preschool



After the fee waiver was granted the application to rectify this issue was prepared and submitted to the County on October 15, 2010.

During the time that the application was being reviewed by the County, we were told that even though the application was submitted to the County, because the application was not yet approved, our special exception approval would expire. (Which is contrary to our understanding after meeting with the Zoning Administrator earlier this year.) We would then, not be able to apply to amend the conditions as previously determined, but that we would need a new special exception to reestablish the use to operate a preschool.

WTPP is a parent owned and operated non-profit cooperative preschool. WTPP, a play-based program, offers classes for children aged 2.5 - 5 years old ranging from 2 day morning programs to 4 day morning or afternoon programs. As a cooperative preschool, WTPP strives to provide each child with a positive preschool experience in an environment where parents and teachers work together to meet each child's individual needs. The goal of WTPP is to develop a child who is ready for primary school education and complement, not replace, early learning between parent and child.

The preschool leases space from Mount Hope Baptist Church as well as maintains a portable classroom on the Church's grounds. The school maintains a playground on the school grounds and utilizes the outdoor green space of the property. The school can accommodate up to 98 children with average capacity around 90 children and no more than 30 at one time. The traffic study that was submitted and reviewed with SPEX 2007-0036, Mount Hope Baptist Church assumed this scenario.

In conclusion, the Applicant respectfully requests favorable consideration by the Staff, the Planning Commission, and the Board of Supervisors to reestablish the existing day care use proposed by this application.



**Special Exception**

**Matters for Consideration**

**REVISED 1993 ZONING ORDINANCE SECTION 6-1310**

- (A) *Whether the proposed special exception is consistent with the Comprehensive Plan.*

The SPEX Property is subject to the Revised General Plan's ("**RGP**") Suburban Policy Area land use recommendations, the Retail Policy Plan, and the Bicycle and Pedestrian Plan. The amended Planned Land Use Map designates the Property for Residential uses. The day care center is consistent with the RGP land use recommendations and applicable retail and pedestrian policies.

- (B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

The day care use will continue to comply with the applicable fire and building codes.

- (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

The day care use will not generate noise that may negatively impact any other uses in the immediate area.

- (D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

The lighting for the day care use will be designed to minimize glare on adjacent uses.

- (E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

The day care use will be compatible with the adjacent residential uses.

- (F) *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood adequately screen surrounding uses.*

The day care use will continue to be sufficiently screened from the surrounding uses.

- (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archeological or historic feature of significant importance.*

The day care use is existing and has been operating since 2000 and no land disturbance is requested through this application. The need to preserve any of the above referenced features is not applicable.





- (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

The SPEX Property is developed and no additional land disturbance is proposed in reestablishing the day care use. Thus, no adverse impact to the environment is anticipated.

- (I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The location of the day care use on a main thoroughfare will continue to contribute to the convenience of its patrons.

- (J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

Because the use has been existing on this site since it was approved in 2000, reestablishing the use will not generate any additional traffic or negatively impact the current transportation infrastructure.

- (K) *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet the code requirements of Loudoun County.*

Not applicable.

- (L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

Mount Hope Baptist Church, the school's landlord, recently received approval of SPEX-2007-0036/MOUNT HOPE BAPTIST CHURCH to construct a multi-phase project which includes a 600 seat sanctuary. Subsequently, they also received approval to have a permanent pump and haul via a resolution by the Transportation and Land Use Committee which included a condition to connect to central sewer if and when it becomes available within 300 feet of the property before the sanctuary may be constructed. This also applies to WTP as well.

- (M) *The effect of the proposed special exception on groundwater supply.*

The day care use will not impact the groundwater supply and will continue to be served by public water.

- (N) *Whether the proposed use will affect the structural capacity of the soils.*

The soil conditions on the Property will be unchanged with the continued day care use.



- (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

In reestablishing the day care center use, there will be no negative impact to the existing road network.

- (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

The existing and continued day care use is nonprofit.

- (Q) *Whether the proposed special exception considers the needs of agriculture, industry and businesses in future growth.*

Not applicable.

- (R) *Whether adequate on and off-site infrastructure is available.*

All necessary infrastructure for the day care use is available.

- (S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

The existing and continued day care use will not generate any offensive odors.

- (T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

No construction is needed for the existing and continued day care use.



### **Special Exception**

### **Matters for Consideration**

### **REVISED 1993 ZONING ORDINANCE SECTION 6-1310**

- (A) *Whether the proposed special exception is consistent with the Comprehensive Plan.*

The SPEX Property is subject to the Revised General Plan's ("**RGP**") Suburban Policy Area land use recommendations, the Retail Policy Plan, and the Bicycle and Pedestrian Plan. The amended Planned Land Use Map designates the Property for Residential uses. The day care center is consistent with the RGP land use recommendations and applicable retail and pedestrian policies.

- (B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

The day care use will continue to comply with the applicable fire and building codes.

- (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

The day care use will not generate noise that may negatively impact any other uses in the immediate area.

- (D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

The lighting for the day care use will be designed to minimize glare on adjacent uses.

- (E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

The day care use will be compatible with the adjacent residential uses.

- (F) *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood adequately screen surrounding uses.*

The day care use will continue to be sufficiently screened from the surrounding uses.

- (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archeological or historic feature of significant importance.*

The day care use is existing and has been operating since 2000 and no land disturbance is requested through this application. The need to preserve any of the above referenced features is not applicable.



- (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

The SPEX Property is developed and no additional land disturbance is proposed in reestablishing the day care use. Thus, no adverse impact to the environment is anticipated.

- (I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The location of the day care use on a main thoroughfare will continue to contribute to the convenience of its patrons.

- (J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

Because the use has been existing on this site since it was approved in 2000, reestablishing the use will not generate any additional traffic or negatively impact the current transportation infrastructure.

- (K) *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet the code requirements of Loudoun County.*

Not applicable.

- (L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

Mount Hope Baptist Church, the school's landlord, recently received approval of SPEX-2007-0036/MOUNT HOPE BAPTIST CHURCH to construct a multi-phase project which includes a 600 seat sanctuary. Subsequently, they also received approval to have a permanent pump and haul via a resolution by the Transportation and Land Use Committee which included a condition to connect to central sewer if and when it becomes available within 300 feet of the property before the sanctuary may be constructed. This also applies to WTP as well.

- (M) *The effect of the proposed special exception on groundwater supply.*

The day care use will not impact the groundwater supply and will continue to be served by public water.

- (N) *Whether the proposed use will affect the structural capacity of the soils.*

The soil conditions on the Property will be unchanged with the continued day care use.



- (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

In reestablishing the day care center use, there will be no negative impact to the existing road network.

- (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

The existing and continued day care use is nonprofit.

- (Q) *Whether the proposed special exception considers the needs of agriculture, industry and businesses in future growth.*

Not applicable.

- (R) *Whether adequate on and off-site infrastructure is available.*

All necessary infrastructure for the day care use is available.

- (S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

The existing and continued day care use will not generate any offensive odors.

- (T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

No construction is needed for the existing and continued day care use.



Winnie the Pooh Preschool  
A not-for-profit cooperative preschool



**Special Exception 2010-0026**  
**Winnie the Pooh Preschool**

**Response to Zoning Referral Comments**  
January 3, 2011

**I. CONFORMANCE WITH R-1 ZONING REGULATIONS (§3-100):**

*1. The special exception plat for Mt. Hope Baptist Church (SPEX 2007-0036) shows the lot and building requirements. State whether the proposed use is entirely within the building proposed with STPL 2010-0005, which shall meet all lot and building requirements.*

**WTPP Response:** WTPP operates two of its classrooms within the existing Mt. Hope Baptist Church brick building and its third classroom in an outside portable building (trailer). The Site Plan currently in progress for Mt. Hope's new building, will not house WTPP classrooms until Mt. Hope's phase three project, the removal of the brick building and a the building of a new sanctuary, are complete. The projected time frame for this is unknown, but anticipated to be at least five years ahead. Therefore, the use of WTPP within SPEX 2010-0026 will not change from the prior SPEX 2005-0025.

**II. CONFORMANCE WITH ADD'L REGULATIONS FOR A SPECIFIC USE (§5-609):**

*2. Provide evidence of Winnie-the-Pooh Preschool's registration with the County pursuant to the County Code. (§5-609(A)(1)).*

**WTPP Response:**

WTPP is licensed by the Commonwealth of Virginia Department of Social Services License #FLO1073781-L117 and meets all state licensing requirements.  
WTPP holds a Fire Marshall Permit #R03003240001.

*3. Show location of the childcare within the church and state the square footage of the childcare. Be advised that a site plan amendment may be required to update Mt. Hope's active site plan to reflect the additional principal use and compliance with Section 5-609 requirements.*

**WTPP Response:**

WTPP operates two of its classrooms within the existing Mt. Hope Baptist Church brick building and its third classroom in an outside portable building (trailer). The first classroom is on the main floor of the brick building, to the left of the main entrance. This classroom is 312 square feet.

The second classroom is on the second floor of the brick building, on the left of the main hallway and is 300 square feet.

The third classroom is located on the Church property, to the right of and behind, the brick building, and situated to the right of the outdoor play area. This classroom is 400 square feet.



WTPP was granted a waiver, in a letter dated November 15, 2010, by the Planning Department to not require a new Plat with the submission of the formal SPEX application 2010-0026. In lieu of a WTPP specific plat, the Planning Department submitted Mt. Hope Baptist Church's plat used in SPEX 2007-0036 for reference materials during the review and referral process of WTPP's SPEX 2010-0026.

*4. The applicant has not demonstrated that it meets the required fenced, outdoor play area per the Ordinance. State the number of children and calculate the amount of play area required; show the required amount and its location on a plat. If this information is shown on another plan (for example, the active site plan), then provide it. (§5-609(A)(5)).*

**WTPP Response:**

Section 5-609 (A) (5) requires that 75 sq. feet per child of outdoor play area is allocated. WTPP provides a fenced (fence 3 1/2 feet in height) outdoor play area of 36x50, or 1800 square feet, which allows for up to 24 children on the playground at one time.

The location of the playground is shown on the Mt. Hope Baptist Church SPEX 2007-0036 Plat. This document can be found in the Loudoun County Land Development Application database (Lola) under SPEX-2007-0036, titled, '09-21-09 SPEX PLAT - FINAL.pdf'.

*5. Demonstrate that the outdoor play area will meet the standards found in Section 5-609(B)(1)(a) through (c).*

**WTPP Response:**

Section 5-609 (B) (1) (a) through (c) requires that 75 sq. feet per child of outdoor play area is allocated, that it is fenced, within setback requirements and segregated from parking, loading, or service areas.

WTPP provides a fenced (fence 3 1/2 feet in height) outdoor play area of 36x50, or 1800 square feet, which allows for up to 24 children on the playground at one time. The playground location is in the middle of the property, thus is not within proximity to setback lines. The playground is safely and securely segregated from parking, loading and service areas for the property. Parking, loading and service areas all reside at the front of the buildings, whereas the playground sits at the rear of the buildings.

The location of the playground is shown on the Mt. Hope Baptist Church SPEX 2007-0036 Plat. This document can be found in the Loudoun County Land Development Application database (Lola) under SPEX-2007-0036, titled, '09-21-09 SPEX PLAT - FINAL.pdf'.

*6. Demonstrate that parking and vehicular circulation will meet the standards in Section 5-609(B)(2)(a) and (b).*



**WTPP Response:**

The vehicle flow and parking use has and will not change from WTPP's SPEX 2005-0025 or Mt. Hope Baptist Church's SPEX 2007-0036.

In compliance with Section 5-609, WTPP provides parking for the classrooms in two locations, one, the primary parking lot of the Church and its buildings, located in front of and surrounding the Church Sanctuary and adjacent brick building (where classrooms are held). And two, in an auxiliary gravel lot parallel to the brick education building and perpendicular to the portable classroom.

The main parking lot has two access points off of Mt. Hope Rd. The first, and closest access point is roped off during school hours to ensure that traffic does not block entrance to or exit from the Church/School onto Belmont Ridge Rd. The second access point, approximately 50 feet further from the first, acts as the primary entry to and from the Church/School during school hours (Monday-Friday, 9:00 am-3:10 pm). This parking lot sits directly in front of the brick education building (where WTPP classrooms are housed) and wraps around the side of the Church Sanctuary. The main parking lots contains 40 line- marked spaces. Section 5-609 (2)(b) requires 1 space per 20 children; WTPP has no more than 30 children on site at one time and thus is required to have only 3 parking spaces.

The auxiliary parking lot is accessed off Mt. Hope Road and can accommodated at minimum, 30 vehicles. The auxiliary lot does not have line-marked parking spaces. This parking lot has a flagstone walkway that provides entrance to the brick building and is graveled up to the entrance of the portable classroom (WTPP's 3rd classroom).

**III. CONFORMANCE WITH PARKING REGULATIONS (§5-1100):**

*7. Demonstrate that the required parking for the childcare center (Section 5-609(B)(2)) is met on the site and show its location, in addition to the required parking for the other principal use (church) (§5-1102).*

**WTPP Response:**

The vehicle flow and parking use has and will not change from WTPP's SPEX 2005-0025 or Mt. Hope Baptist Church's SPEX 2007-0036.

Please see Response 6 directly above for WTPP's compliance with Section 5-609 (b) (2).

In compliance with Section 5-1102, WTPP has and will not change the traffic and/or parking use from SPEX 2005-0025 or Mt. Hope Baptist Church's SPEX 2007-0036 which showed compliance with Section 5-1102. For details on traffic and parking analysis, please reference SPEX 2007-0036, in particular Mt. Hope Baptist Church Traffic Impact analysis study conducted in 2007, and SPEX 2005-0025, in particular Revised Traffic Impact Analysis of Winnie the Pooh Preschool, conducted in 2005.

**IV. CONFORMANCE WITH SPECIAL EXCEPTION REGULATIONS (§6-1300):**





*8. In consideration of the application, the applicant shall address Issues for Consideration unless otherwise noted as "not applicable". Provide a document that addresses each of the Issues for Consideration found in Section 6-1310(A) through (T).*

**WTPP Response:**

Please see the included document titled, 'WTPP Issues for Consideration v2.0' which addresses each of the points in Section 6-1310 (A)-(T).

Approved October 5, 2005  
SPRX 2005 - 0025

#### **IV. CONDITIONS OF APPROVAL**

1. The applicant shall connect to central utilities or install a pump and haul waste disposal system approved by the County prior to occupancy of the preschool.
2. The preschool use approved by this special exception shall connect to central sewer within 24 months of this approval or this special exception will expire without notice provided that:
  - This deadline may be postponed by the Zoning Administrator if delays to approval of other development applications outside this special exception cause a reasonable delay to the extension of central sewer to the site.
3. One portable classroom with a floor area of no more than 550 square feet may be used on the site
4. The portable classroom shall be situated to the west of the existing church drainfield and shall not damage or require the removal of existing trees.
5. The preschool, portable classroom and outdoor play area shall adhere to all requirements of the County Zoning Ordinance including a perimeter fence around the outdoor play area provided that a perimeter buffer modification may be requested of the Zoning Administrator where existing vegetation may substitute for the required buffer planting.
6. The school shall operate within the hours of 9:00 AM and ~~3:00~~ 3:30 PM, Monday through Friday.
7. The existing entrance to the church property adjoining the intersection of Mt. Hope Road and Route 659 shall be closed by chain, fence or other blockade during school hours and shall not be used as access to the preschool.
8. No more than 30 students may be on the premises at one time.

# Special Exception Plat For Mount Hope Baptist Church

GPIN# 156-15-9668-000 (Parcel 12B)  
GPIN# 156-25-8201-000 (Parcel 13)

## APPLICANT:

Trustees of the  
Mount Hope Baptist Church  
42507 Mount Hope Road  
Ashburn VA, 20148  
703-729-2707

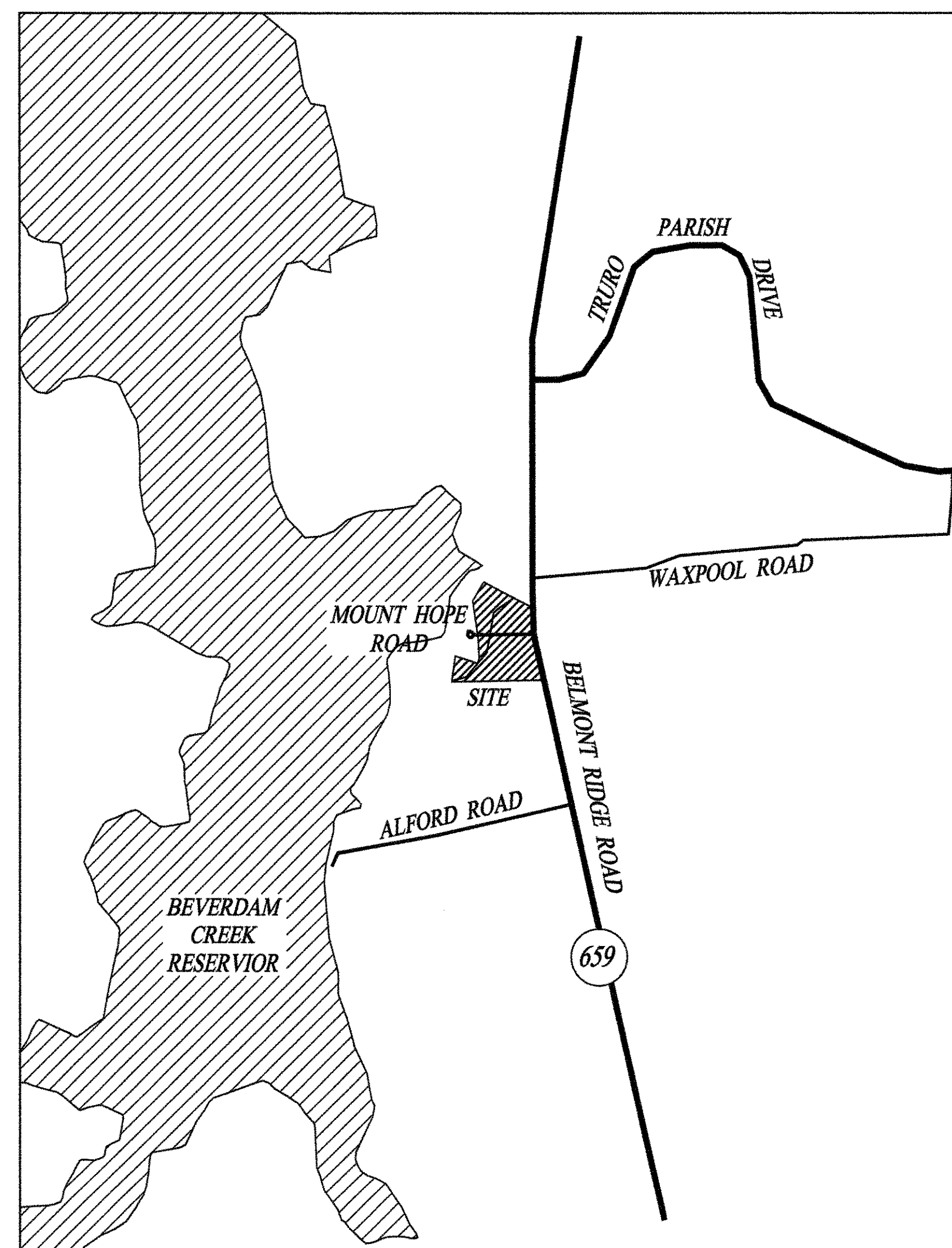
## CONTACTS:

Architect: Robson Group Architects, Inc.  
14900 Bogle Drive, Suite 203  
Chantilly, VA 20151  
703-802-9075

Civil Engineer: Christopher Consultants  
45940 Horseshoe Drive, Suite 100  
Sterling, VA 20166  
703-444-5230

## SHEET INDEX:

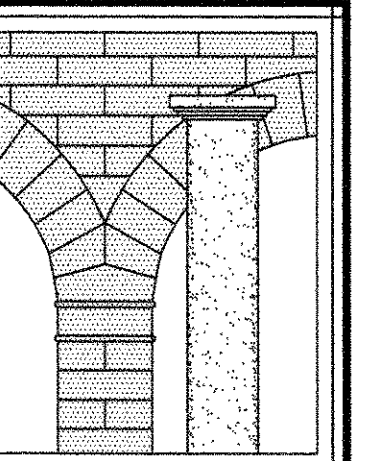
SHEET 1 of 8	CS - COVER SHEET
SHEET 2 of 8	PRELIMINARY EXHIBIT
SHEET 3 of 8	PRELIMINARY LANDSCAPE EXHIBIT
SHEET 4 of 8	TREE SURVEY EXHIBIT
SHEET 5 of 8	BOUNDARY SURVEY
<del>VOID SHEET 6 of 8</del>	<del>EX-1 - EXISTING CONDITIONS SURVEY</del> VOID
SHEET 7 of 8	SPEX-1 - SPECIAL EXCEPTION PLAT (Non-Abandonment)
SHEET 8 of 8	SPEX-2 - SPECIAL EXCEPTION PLAT (With Abandonment)



VICINITY MAP  
SCALE : 1" = 1000'

Robson  
Group  
Architects

14900 Bogle Drive, Suite 203  
Chantilly, Virginia 20151  
(703) 802-9075



Architecture Planning  
Interior Design

SEAL:

PROJECT:  
MOUNT HOPE BAPTIST CHURCH  
PROPOSED SPEX  
GPIN# 156-25-8201-000 (Parcel 12B) & 156-15-9668-000 (Parcel 13)  
42507 Mount Hope Road, Ashburn, Virginia 20148

ISSUED:  
6/8/07 - ZONING

REVISIONS:  
1/9/08 - STAFF COMMENTS  
2/12/08 - STAFF COMMENTS  
4/5/08 - STAFF COMMENTS  
11/11/08 - STAFF COMMENTS  
1/21/09 - SPEX ALTERNATIVES  
5/20/09 - STAFF COMMENTS  
8/11/09 - STAFF COMMENTS

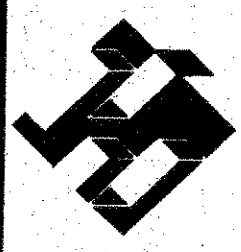
SHEET/TITLE  
COVER SHEET  
Sheet 1 of 8

CS



No	DESCRIPTION	DATE

christopher consultants  
engineering, surveying, land planning  
4900 Leesboro Drive Suite 100, Sterling, Virginia 20154  
703.444.3707 fax 703.444.3230

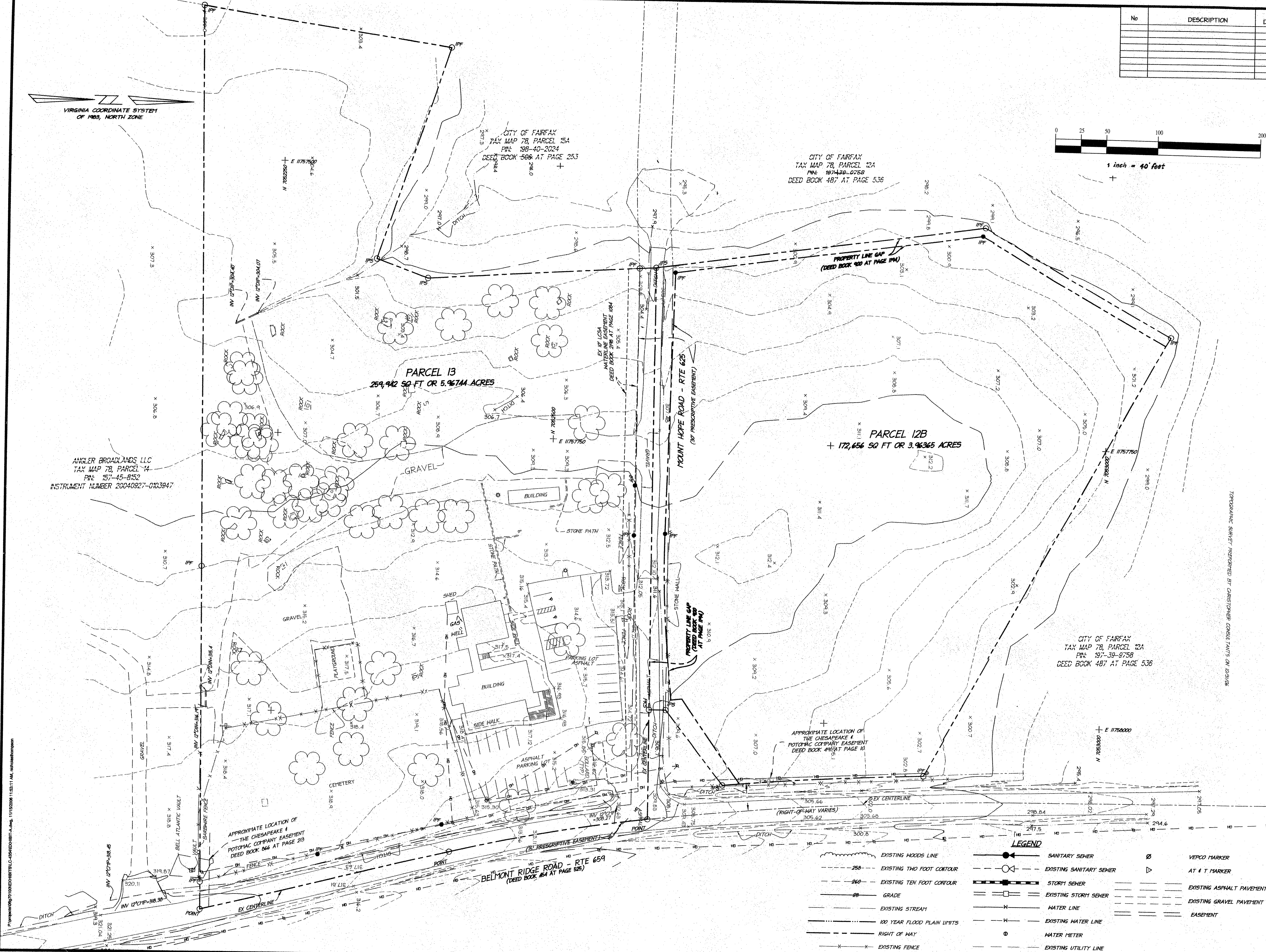
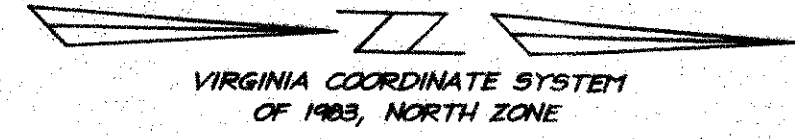
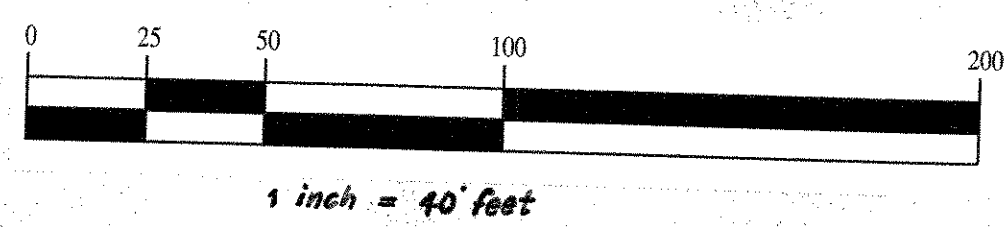


PRELIMINARY  
EXHIBIT

# MOUNT HOPE BAPTIST CHURCH

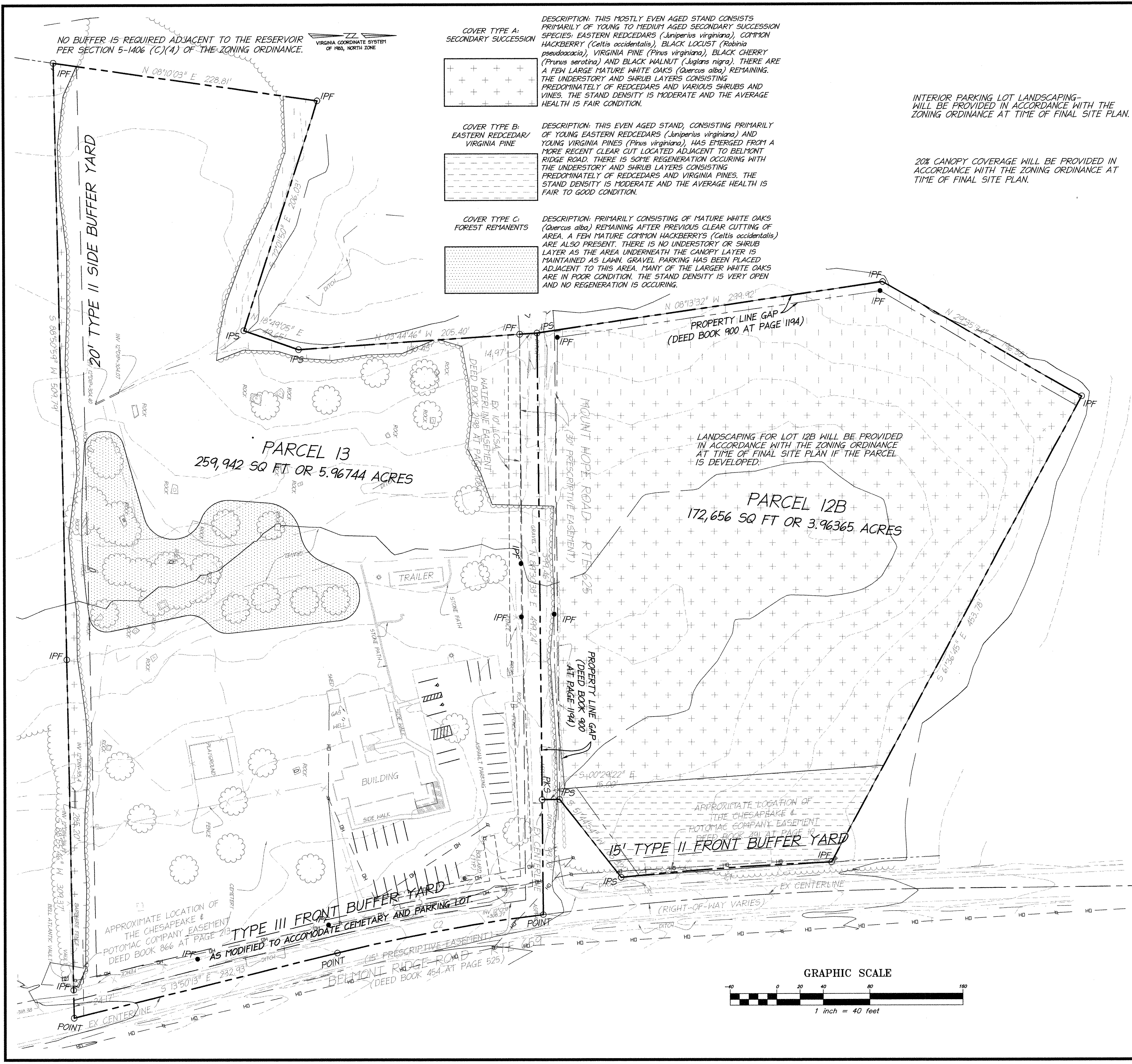
DULLES ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 40'  
DATE: 11/15/06  
DRAWN: N.P.T.  
CHECKED: C.J.L.  
PM:  
SHEET:  
2 of 8



LEGEND			
	EXISTING WOODS LINE		SANITARY SEWER
	EXISTING TWO FOOT CONTOUR		EXISTING SANITARY SEWER
	EXISTING TEN FOOT CONTOUR		STORM SEWER
	GRADE		EXISTING STORM SEWER
	EXISTING STREAM		WATER LINE
	100 YEAR FLOOD PLAIN LIMITS		EXISTING WATER LINE
	RIGHT OF WAY		WATER METER
	EXISTING FENCE		EXISTING UTILITY LINE
	VECO MARKER		VECO MARKER AT T MARKER
	EXISTING ASPHALT PAVEMENT		EXISTING GRAVEL PAVEMENT
	EASEMENT		





No	DESCRIPTION	DATE
1.	COUNTY COMMENTS	5/1/09

SECTION 5-1413 PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS.

(C) PERIPHERAL PARKING LOT LANDSCAPING, EXCEPT WHERE PARKING AREAS ADJOIN A BUFFER YARD REQUIRED BY THIS ORDINANCE, IF ANY PARKING LOT CONTAINS TWENTY (20) OR MORE SPACES, PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS:

(1) WHEN THE PROPERTY LINE ABUTS LAND OTHER THAN STREET RIGHT-OF-WAY.

(A) A LANDSCAPING STRIP TEN (10) FEET IN WIDTH MEASURED FROM THE EDGE OF PAVEMENT, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. WHERE ABUTTING PARCELS SHARE A COMMON ACCESS DRIVE OR PARKING LOT CIRCULATION TRAVELWAY, NO SUCH LANDSCAPING STRIP SHALL BE REQUIRED, PROVIDED THAT EQUIVALENT PLANTING MATERIALS ARE PROVIDED ELSEWHERE ON THE DEVELOPMENT SITE.

(B) PARKING AND VEHICULAR TRAFFIC CIRCULATION LANES SHALL BE SCREENED WITH EITHER BERMING, LANDSCAPING, OR A COMBINATION OF BOTH TO A MINIMUM HEIGHT OF THIRTY (30) INCHES. BERMING HEIGHT OF THIRTY INCHES SHALL NOT EXCEED A MINIMUM SLOPE OF 2:1.

(C) ALL SERVICE AREAS SHALL BE SCREENED FROM VIEW THROUGH THE USE OF EVERGREEN PLANT MATERIALS AND SCREEN WALLS, COMPATIBLE WITH THE BUILDING DESIGN. SERVICE AREA SCREEN WALLS, SOLID FENCES OR FENCES SHALL BE SOFTENED WITH CLIMBING VINES, SHRUBS, OR OTHER PLANT MATERIALS. PLANTINGS SHALL BE A MINIMUM HEIGHT OF SIX (6) FEET AND TOTALLY SCREEN AT LEAST 75% OF ANY ONE WALL SURFACE (EXCLUSIVE OF GATES).

(D) ALL UTILITY EQUIPMENT (I.E. METERS, PEDESTALS, TRANSFORMERS, ETC.) NOT WITHIN THE SCREENED SERVICE AREA SHALL HAVE A NATURAL EVERGREEN PLANTING SCREEN PROVIDED, BUT SUCH PLANTINGS SHALL BE PLANNED AND INSTALLED SO AS NOT TO HINDER THE INSTALLATION OR MAINTENANCE OF SUCH UTILITY EQUIPMENT.

(E) PERIPHERAL PLANTINGS SHALL INCLUDE SIX (6) SHRUBS PER FORTY (40) LINEAR FEET OF ABUTTING LAND, AND ONE OF, OR A COMBINATION OF THE FOLLOWING, WHICH NEED NOT NECESSARILY BE INSTALLED ON CENTER:

(1) ONE UNDERSTORY TREE PER FIFTEEN (15) LINEAR FEET;

(2) ONE CANOPY TREE PER THIRTY-FIVE (35) LINEAR FEET.

(2) WHERE THE PROPERTY LINE ABUTS THE STREET RIGHT-OF-WAY.

(A) A LANDSCAPING STRIP TEN (10) FEET IN WIDTH, EXCLUSIVE OF A REQUIRED SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND RIGHT-OF-WAY LINE.

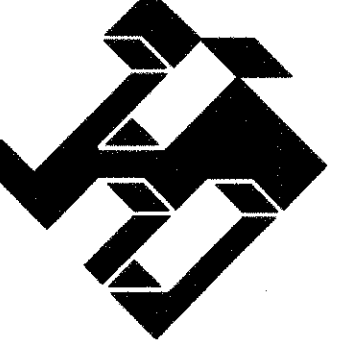
(B) PARKING AND VEHICULAR TRAFFIC CIRCULATION LANES SHALL BE SCREENED WITH EITHER BERMING, LANDSCAPING, OR A COMBINATION OF BOTH TO A MINIMUM HEIGHT OF THIRTY (30) INCHES. BERMING SHALL NOT HAVE A SLOPE STEEPER THAN 2:1.

(C) ALL SERVICE AND LOADING AREAS SHALL BE SCREENED FROM VIEW THROUGH THE USE OF EVERGREEN PLANT MATERIALS AND SIX (6) FOOT SOLID FENCES OR SCREEN WALLS COMPATIBLE WITH THE BUILDING DESIGN. SERVICE AND LOADING AREA SCREEN WALLS OR FENCES SHALL BE SOFTENED WITH CLIMBING VINES, SHRUBS, OR OTHER PLANT MATERIALS. PLANTINGS SHALL BE A MINIMUM MATURE HEIGHT OF SIX (6) FEET AT TIME OF INSTALLATION AND TOTALLY SCREEN AT LEAST SEVENTY FIVE PERCENT (75%) OF ANY ONE WALL SURFACE (EXCLUSIVE OF GATES).

(D) ALL UTILITY EQUIPMENT (I.E. METERS, PEDESTALS, TRANSFORMERS, ETC.) NOT WITHIN THE SCREENED SERVICE AREA SHALL HAVE A NATURAL EVERGREEN PLANTING SCREEN PROVIDED, BUT SUCH PLANTING SHALL BE PLANNED AND INSTALLED SO AS NOT TO HINDER THE INSTALLATION OR MAINTENANCE OF SUCH UTILITY EQUIPMENT.

(E) AT LEAST ONE (1) TREE FOR EACH TWENTY-FIVE (25) LINEAR FEET OF LAND ABUTTING ANY RIGHT-OF-WAY SHALL BE PLANTED IN THE LANDSCAPING STRIP. HOWEVER, THIS REQUIREMENT SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON TWENTY-FIVE (25) FOOT CENTERS.

(F) WHERE PERIPHERAL LANDSCAPING REQUIRED BY THIS SECTION CONFLICTS WITH STREET PLANTING REGULATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION, THE MORE RESTRICTIVE STANDARDS SHALL APPLY.



**christopher consultants**  
engineering · surveying · land planning  
christopher consultants, ltd.  
20110 ashbrook place (suite 100) · ashburn, virginia 20147  
571.203.5950 · fax 571.203.5951

PRELIMINARY  
LANDSCAPE  
EXHIBIT

MOUNT HOPE  
BAPTIST CHURCH  
SPECIAL EXCEPTION PLAT  
DULLES ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

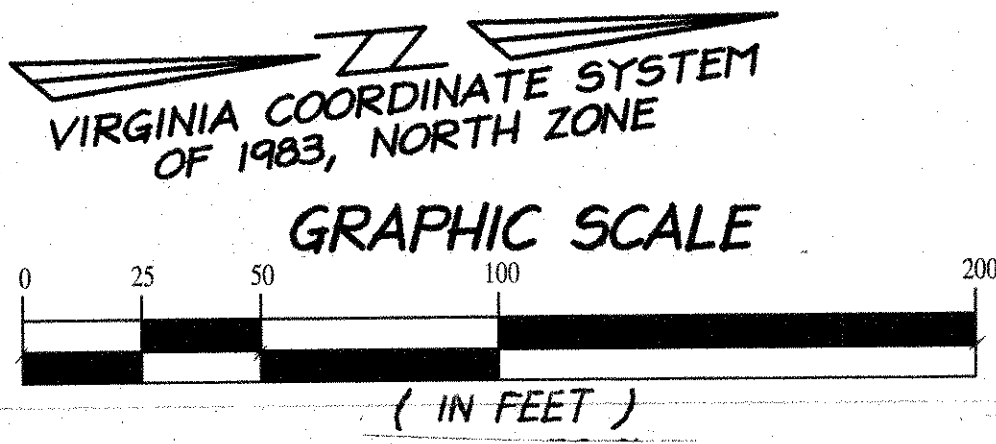
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DATE: 11/17/08  
DESIGN: BGN  
DRAWN: BGN  
CHECKED:  
SHEET No. 3 OF 8  
LC-4807







CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2889.79'	181.29'	03°35'40"	90.67'	S 04°05'33" E	181.26'
C2	1576.24'	180.12'	06°32'50"	90.16'	S 10°33'48" E	180.02'



CITY OF FAIRFAX  
TAX MAP 78, PARCEL 12A  
PIN: 197-39-9758  
DEED BOOK 487 AT PAGE 536

CITY OF FAIRFAX  
TAX MAP 78, PARCEL 15A  
PIN: 198-40-2024  
DEED BOOK 506 AT PAGE 253

PARCEL 13  
259,942 SQ FT OR 5.96744 ACRES

PARCEL 12B  
172,656 SQ FT OR 3.96365 ACRES

LEGEND

- IPS : DENOTES IRON PIPE SET
- IPF : DENOTES IRON PIPE FOUND
- PKS : DENOTES PK NAIL SET
- PIN : DENOTES PARCEL IDENTIFICATION NUMBER
- LCSA : DENOTES LOUDOUN COUNTY SANITATION AUTHORITY
- EX : DENOTES EXISTING

CITY OF FAIRFAX  
TAX MAP 78, PARCEL 12A  
PIN: 197-39-9758  
DEED BOOK 487 AT PAGE 536

APPROXIMATE LOCATION OF  
THE CHESAPEAKE &  
POTOMAC COMPANY EASEMENT  
DEED BOOK 491 AT PAGE 10

NOTES

- THE PROPERTIES DELINEATED HEREON ARE LOCATED ON LOUDOUN COUNTY TAX ASSESSMENT: MAP 78, PARCEL 12B, PIN: 156-25-8201; AND MAP 78, PARCEL 13, PIN: 156-15-9668.
- PROPERTIES ARE NOW IN THE NAMES OF THE TRUSTEES OF MT. HOPE BAPTIST CHURCH, AS RECORDED IN INSTRUMENT NUMBER 20050303-0022820 (PARCEL 12B), DEED BOOK 88 AT PAGE 65 (PARCEL 13) AND DEED BOOK 61 AT PAGE 246 (PARCEL 13); AND TRUSTEES OF MOUNT HOPE BAPTIST CHURCH, AS RECORDED IN DEED BOOK 514 AT PAGE 437 (PARCEL 13), AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
- BOUNDARY INFORMATION BASED ON A CURRENT FIELD RUN SURVEY PERFORMED BY THIS FIRM.
- TITLE REPORT FOR PARCEL 12B FURNISHED BY STEWART TITLE GUARANTY COMPANY, CASE NUMBER V0500029-TD, EFFECTIVE DATE, MARCH 3, 2006. NO TITLE REPORT FURNISHED FOR PARCEL 13.

ANGLER BROADLANDS LLC  
TAX MAP 78, PARCEL 14  
PIN: 157-45-8152  
INSTRUMENT NUMBER 20040927-0103947

christopher consultants  
engineering · surveying · land planning  
christopher consultants, inc.  
4690 brasshield drive (suite 100) · sterling, virginia 20166  
703.444.3707 · fax 703.444.6230

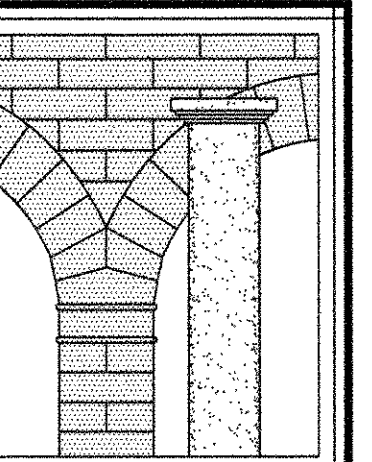
BOUNDARY SURVEY ON THE LANDS OF  
**TRUSTEES OF MOUNT HOPE BAPTIST CHURCH  
AND TRUSTEES OF MT HOPE BAPTIST CHURCH**  
TAX MAP 78 PARCELS 12B AND 13  
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA  
JOSEPH E. McDONALD III  
No. 1692  
LAND SURVEYOR

PROJ # 06-G7-01-00  
SCALE: 1" = 40'  
DATE: OCT. 31, 2006  
DRAWN: WGL  
CHECKED:  
SHEET NO.

5 of 8





SEAL:

PROJECT:  
**MOUNT HOPE BAPTIST CHURCH  
PROPOSED SPEX (EXISTING)**  
GPIN# 156-25-8201-000 (Parcel 12B) & 156-15-9668-000 (Parcel 13)  
42507 Mount Hope Road, Ashburn, Virginia 20148

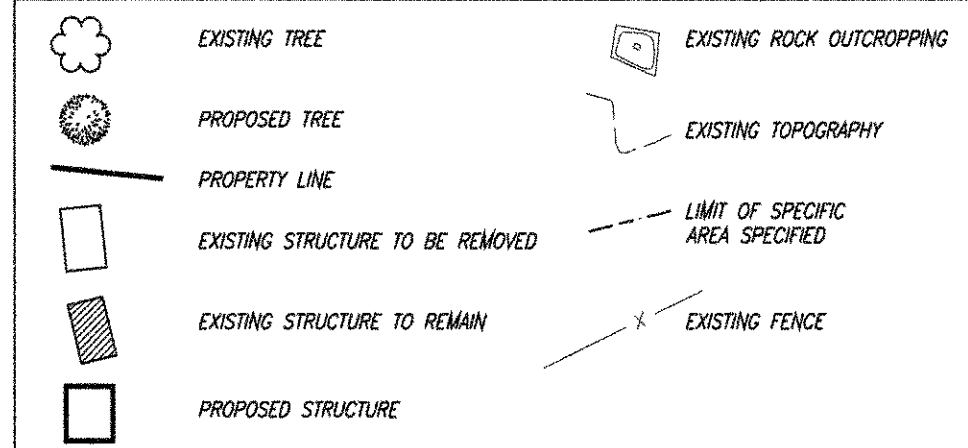
ISSUED:  
6/8/07 - ZONING

REVISIONS:  
1/9/08 - STAFF COMMENTS  
2/12/08 - STAFF COMMENTS  
4/5/08 - STAFF COMMENTS  
11/11/08 - STAFF COMMENTS  
1/21/09 - SPEX ALTERNATIVES  
3/20/09 - STAFF COMMENTS  
5/1/09 - STAFF COMMENTS

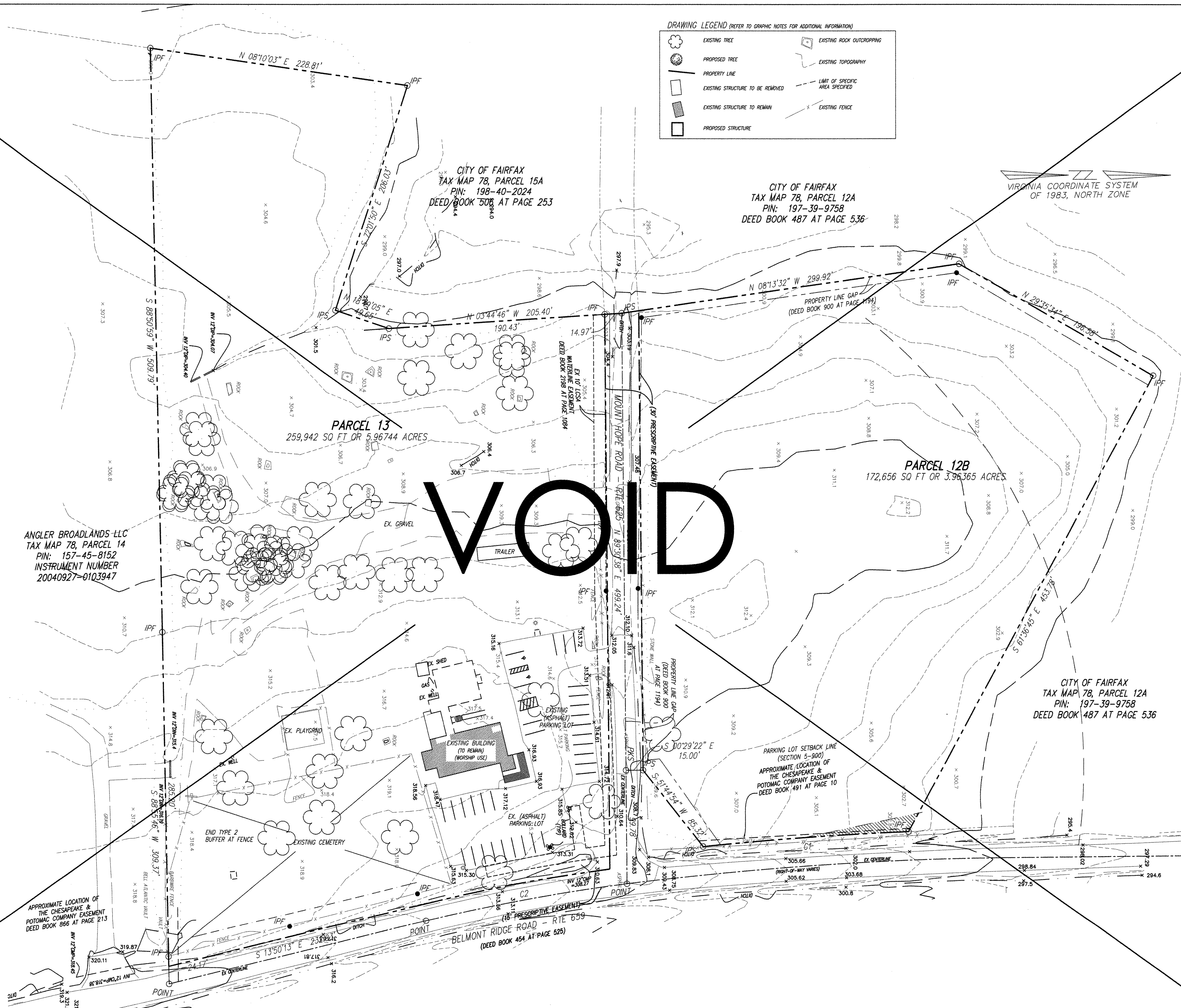
SHEET/TITLE  
EXIST. CONDITIONS SURVEY  
Sheet 6 of 8

EX-1

DRAWING LEGEND (REFER TO GRAPHIC NOTES FOR ADDITIONAL INFORMATION)



VIRGINIA COORDINATE SYSTEM  
OF 1983, NORTH ZONE

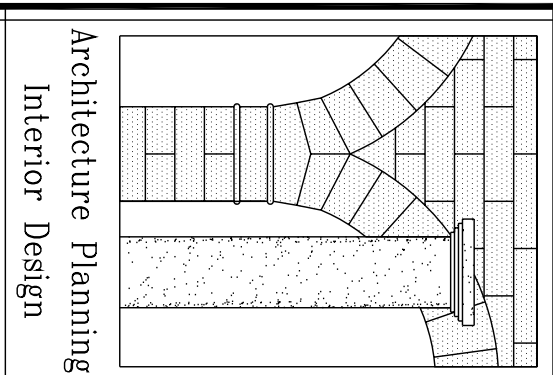


EXISTING CONDITIONS SURVEY  
SCALE: 1" = 40' - 0"









SEAL:

MOUNT HOPE BAPTIST CHURCH  
PROPOSED SPEX WITH ABANDONMENT  
GPIN # 156-25-8201-000 (Parcel 12B) & 156-15-9668-000 (Parcel 13)  
42507 Mount Hope Road , Ashburn, Virginia 20148

PROJECT:

ISSUED:

6/8/07 - ZONING

REVISIONS:

1/9/08 - STAFF COMMENTS  
2/12/08 - STAFF COMMENTS  
4/9/08 - STAFF COMMENTS  
11/11/08 - STAFF COMMENTS  
1/21/09 - STAFF COMMENTS  
5/01/09 - STAFF COMMENTS  
9/21/09 - P.C. COMMENTS

SHEET/TITLE  
SPECIAL EXCEPTIONS PLAT  
Sheet 8 of 8

SPEX-2

**Mount Hope Baptist Church - Site Tabulations**  
Zoning Information - Site is subject to the Revised 1993 Loudoun County Zoning Ordinance  
**GPIN: Consolidated Parcels 13 & 12B**  
156-15-9668-000 - 42507 Mount Hope Road (Parcel 13 - 5,967.44 Acres)  
156-25-8201-000 - Former Parcel 12B - 5,966.65 Ac.  
(Total Acreage - 9,934.09 Acres)  
**SPEX Uses:**  
- Church, Synagogue and Temple (Sunday, Sunday & Special Worship Days)  
- Accessory uses are permitted but not limited to Sunday School Classrooms, Fellowship Church Offices, Outdoor Family Center, Community Center, Memorial Park and Child Care Center (Monday - Friday 6am - 7pm).  
**Zoning:**  
R-1 - Single Family Residential  
**YARD REQUIREMENTS:** (Refer to Section 3-104)  
- Yards: Each lot shall have the following yards:  

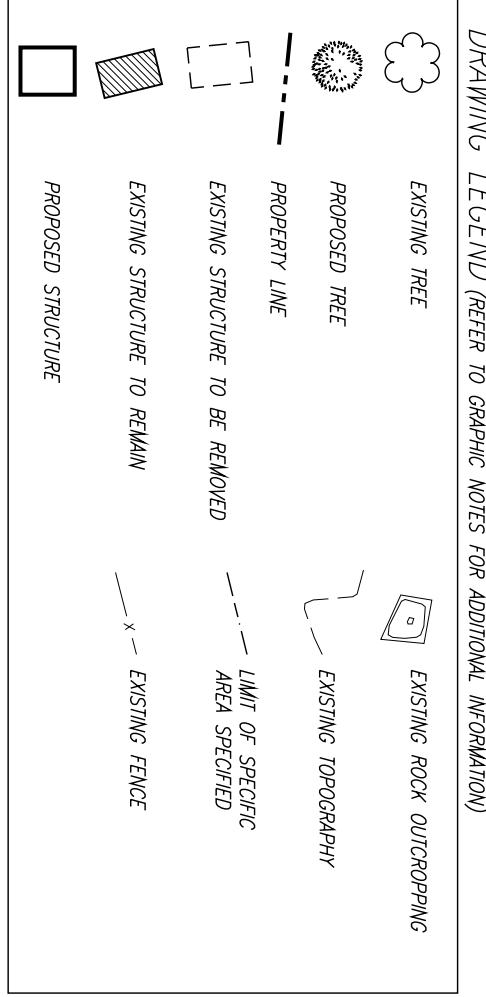
	Required	Provided
Front	35 feet min.	35 feet
Side	12 feet Min. one side and 9 feet other side.	12 feet
Rear	35 feet min.	NA

  
D - Length Width Ratio: 5:1 maximum.  
**Building Requirements:**  
- Lot Coverage: 25% minimum (per 12/3,2007 Zoning revision)  
- Building Height: 40 feet maximum (per 12/3,2007 Zoning revision)  
**Utility Requirements:**  
- All utility distribution lines in the R-1 district shall be placed underground.  
- Sewer will be extended per existing agreement with adjacent developer.  
- Subject Property is currently served by public water.  
**Development Setback and Access from Major Roads:**  
- The proposed development shall be set back from the R.O.W. of Belmont Ridge Road and a 75 foot parking setback, exist from the R.O.W. of Belmont Ridge Road.  
**Proposed Uses:**  
A) Existing Worship (Church)  
B) New Worship Space (Church Use)  
C) Accessory Day Care (Child Care)  
**Landscape Screening & Buffers:**  
Landscape and screening will be provided in accordance with the ordinance at the time of the plan submission.  

	Required
Front	Type 3 - 20' minimum width (variable width around ex. cemetery and existing parking area)
Side	Type 2 - 20' minimum width along border with parcel 151-45-54152 (except at existing cemetery area).
Rear	35 feet. No buffering is required for the North and West property adjacent to the reservoir per the zoning ordinance.

  
**Note:** Location of Landscaping will be addressed in the site plan submission.

Front	35 feet min.	Front Yard	35 feet
Side	12 feet Min. one side and 9 feet other side.	Side Yard	12 feet
Rear	35 feet min.	Rear Yard	N/A
D. - Length/Width Ratio: 5:1 maximum.			
<b>Building Requirements:</b> - Lot Coverage: .25% maximum. (per 12/3/2007 Zoning revision) - Building Height: 40 feet maximum. (per 12/3/2007 Zoning revision)			
<b>Utility Requirements:</b> - All utility distribution lines in the R-1 district shall be placed underground. - Sewer will be extended per existing agreement with adjacent developer. - Subject Property is currently served by public water.			
<b>Development Setback and Access from Major Roads:</b> - Setback: Per section 5-900(a) a 100 foot building setback and a 75 foot parking setback, exist from the R.O.W. of Belmont Ridge Road.			
<b>Proposed Uses:</b> A) Existing Worship (Church) B) New Worship Space (Church Use) C) Accessory Day Care (Child Care)			
<b>Landscape Screening &amp; Buffers:</b> <i>Landscape and screening will be provided in accordance with the ordinance at the time of the final submission.</i>			
Required			
Front	1 type 3 - 20' minimum width (variable width around ex. cemetery and existing parking area)		
Side	1 type 2 - 20' minimum width along border with parcel 157-45-8152 (except in existing cemetery area)		
Rear	35 feet - no buffering is required for the North and West property adjacent to the reservoir per the zoning ordinance.		
<b>Note:</b> Location of landscaping will be addressed in the site plan submission.			
<b>Lot Coverage (Limited to 25%):</b>			
Existing Buildings	5,696 sq ft. (Lot Coverage: 5,696 / 432,598 = 1.3%)		2,283 sq ft.
Existing Buildings (minus steel 115 sq ft.) trailer 538 sq ft & 2-story structure 2,760 sq ft)			
New Fellowship Classroom #1 & Child Care Bldg.			
			6,150 sq ft.
New Classroom #2 Bldg. & Glass Enclosed Corridors			
			6,750 sq ft.
New Sanctuary Bldg. & Enclosed Corridors			
			11,800 sq ft.
Classroom Bldg. #3			
			6,000 sq ft.
Permanent Pavilion			
			3,750 sq ft.
New & Existing Building Area Total			
			36,733 sq ft.
Lot Coverage (36,733 / 432,598)			
			8.5%
Note: A) Parking lots are excluded from the above calculations. B) Square footage areas listed are for the footprint (lot cover) calculations & exclude columns, balconies or mezzanines.			
<b>Parking &amp; Loading Requirements by Use:</b>			
Churches	Required 600 x 2.5 person in permitted capacity. 600 x 25 = 125 (Section 5-1102)	Provided 170 (Use A,B & C)	
Accessory Child Care*	minimum one (1) parking space per twenty (20) children. (Section 5-609) 2 person in licensed day care is capacity plus 1 per employee (section 5-1102)	2 8	
Total		160 180	
Loading	a designated pick-up zone - see plans	0 0	



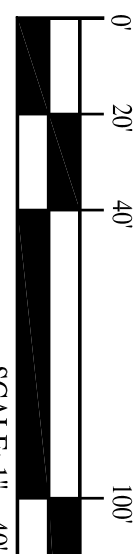
CITY OF FAIRFAX  
TAX MAP 78, PARCEL 12A  
PIN: 197-39-9758  
DEED BOOK 487 AT PAGE 536

CITY OF FAIRFAX  
TAX MAP 78, PARCEL 15A  
PIN: 198-40-2024  
DEED BOOK 508 AT PAGE 253

PARCEL 13  
259,942 SQ. FT. OR 5,967.44 ACRES

ANGLER BROADLANDS LLC  
TAX MAP 78, PARCEL 14  
PIN: 157-45-8152  
INSTRUMENT NUMBER  
20040927-0103947

SPECIAL EXCEPTION PLAT (SPEX)



SCALE: 1" = 40'

SCALE: 1" = 40' - 0"

**NOTES:**  
1. SURVEY DRAWING AND EXISTING CONDITIONS DRAWINGS PROVIDED BY CHRISTOPHER CONSULTANTS.  
2. CERTAIN INFORMATION INDICATED HEREIN IS SUBJECT TO SITE PLAN REVIEW.  
3. THE EXACT NUMBER OF AND LOCATION FOR PARKING AND LOADING SPACES WILL BE DETERMINED WITH SITE PLAN SUBMISSION.  
4. NO STEEP SLOPES ARE ON SITE.  
5. FINAL LOCATIONS FOR ALL PLANTING INTENDED TO FULFILL PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT.  
6. SITE LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION 5-120 OF THE ZONING ORDINANCE.  
7. DEVELOPMENT SHALL CONFORM TO SECTION 5-190, NOISE STANDARDS.  
8. PARKING AREAS SHALL BE PHASED TO MATCH THE BUILDING EXPANSIONS. ALL REQUIRED PARKING FOR EACH EXPANSION WILL BE PROVIDED ACCORDINGLY.  
9. WITH CONSOLIDATION OF PARCELS 12B & 13, IF MOUNT HOPE ROAD IS NOT ABANDONED, THEN NO BUILDING DEVELOPMENT WILL OCCUR ON PARCEL 12B UNTIL SUCH TIME AS THE ABANDONMENT OCCURS.  
10. IF ANY BUILDING PERMIT IS RECEIVED FOR THE CHURCH EXPANSION, AS SHOWN ON THE SPEX PLAT, THE PERIOD OF VALIDITY IS SATISFIED & THE REMAINING STRUCTURES MAY BE BUILT WITHOUT RISK OF EXPIRATION.